



Deposit Plan Policy - SP9 - Minerals

Represantor ID and details: ID-22/1/1 **Mr Shaun Denny**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the Policy SP9 and supporting paragraphs in relation to Minerals and the RTS.

Council's Response(s):

There is no requirement for any additional release of mineral resources in the Vale. A revised Minerals Planning background paper has been prepared in light of the publication of the 2014 Regional Technical Statement (RTS) which provides further details. Therefore, the proposed changes to Policy SP9 are not considered to be required.

The following paragraphs in the LDP will however be updated to reflect the revised background paper:

Paragraph 5.87 amended to read: The assessment of the adequacy of the land bank is made in light of guidance contained in MTAN1: Aggregates and in the South Wales Regional Technical Statement on Aggregates.

Paragraph 5.88, first three sentences to be amended to read: "At October 2014 the Vale of Glamorgan landbank for hard rock aggregate was 33.5 years giving a landbank of 18.5 years available at 2026. Reserves of hard rock for non-aggregate production (i.e. cement production) are sufficient for 26 years supply. The Vale of Glamorgan therefore has sufficient reserves to satisfy the requirements of the Regional Technical Statement".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MD3 - Design of New Development

Represorator ID and details: ID-31/2/1 Mr Mark Harris The Home Builders Federation

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MD3 criteria 10 and 11 on the grounds that they are contrary to national policy.

Council's Response(s):

Criterion 10 of policy MD3 - Design of New Development seeks to secure open space in accordance with the Council's approved standards of provision. In referencing the relevant standards, the Council considers that the existing levels of provision in an area will clearly form a consideration of the open space provision required from any new development. Notwithstanding the above, all housing developments will be expected to make provision for children's play facilities on site wherever feasible however on constrained sites financial contributions may be acceptable to enhance or provide open space provision off site.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD3 - Design of New Development

Representer ID and details: ID-31/3/1 Mr Mark Harris The Home Builders Federation

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds housing requirement is insufficient to supply adequate housing for the predicted growth of the Vale. Housing requirement needs to be reassessed to reflect the planned economic growth set out in the LDP and also Cardiff's growth. Amend by re-evaluating the housing requirement in light of various emerging data such as the planned employment within the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MD3 - Design of New Development

Representor ID and details: ID-31/4/1 Mr Mark Harris The Home Builders Federation

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as flexibility of 5% is too low should be increased to 10% in line with Welsh Government recommendations. Concerns flexibility is too restrictive as reserve site is already allocated. Phasing requirement does not accord to PPW 2.5.1 (Development Plans). All allocated sites should be given priority not just brownfield sites. LDP relies too heavily on windfall sites which introduces uncertainty in delivering the housing strategy.

Council's Response(s):

The representation objects to Policy MG1 and raises a number of concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five-year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in the delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MD3 - Design of New Development**Represor ID and details:** ID-31/4/2 **Mr Mark Harris** **The Home Builders Federation****Alternative Site** N/A**Representation Type** Object**Summary of Representation:**

Represor objects to MG 2 as flexibility of 5% is too low and should be increased to 10% in line with Welsh Government recommendations. Concerns flexibility is too restrictive as reserve site is already allocated. Phasing requirement does not accord to PPW 2.5.1 (Development Plans). All allocated sites should be given priority not just brownfield sites. LDP relies too heavily on windfall sites which introduces uncertainty in delivering the housing strategy.

Council's Response(s):

The representation objects to the proposed housing supply and raises a number concerns relating to the allocations, flexibility and phasing of sites.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Deposit Plan Policy - MD3 - Design of New Development

Represorator ID and details: ID-31/4/2 Mr Mark Harris The Home Builders Federation



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD3 - Design of New Development

Representor ID and details: ID-31/5/1 Mr Mark Harris The Home Builders Federation

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the LDP affordable housing target, on grounds that the Council's should undertake a review of its affordable housing viability assessment and the target revised on the basis of the review.

Council's Response(s):

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal. The review has taken into account the matters raised by the Home Builder Federation and on the basis of this review the Council propose to amend Policy MG4 to reflect the recommendations of the report. Further information on this review is available within the Vale of Glamorgan Affordable Housing Viability Update Report (2014).

In summary the updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. However, in response to representations from the development industry and Welsh Government it is recognised that the policy could make reference to individual site viability to enable schemes to be considered where the target level sought cannot be achieved due to development viability issues. In this respect, the updated report recommends that the Council should amend Policy MG4 so that the affordable housing requirement is set as a targeted requirement, rather than a minimum, to enable land value to be considered against local market circumstances. This approach recognises that higher affordable housing provisions are achievable in the areas identified in the LDP and allows for viability evidence to be considered in instances where there are development viability issues without inhibiting development from coming forward.

With regard to the specific matters raised by the HBF, the following statement has been prepared on behalf of the Council by Dr Andrew Golland, who has undertaken the Council's Affordable Housing Viability Assessments, including the 2014 Viability Update Report.

I have been asked, in conjunction with my Updated Viability Report, to produce a response to the Home Builders Federation. I summarise the key points of concern as follows, which are dealt with in turn:

- i. The evidence base was not sufficiently up to date
- ii. The concept of 'minimum'
- iii. Theory of Section 106 and land values
- iv. Land value benchmarks
- v. Analysis of small sites
- vi. Additional requirements

Deposit Plan Policy - MD3 - Design of New Development**Represorator ID and details: ID-31/5/1 Mr Mark Harris The Home Builders Federation**

Evidence base not up to date

The Council has now updated its viability evidence base to September 2014. The updated approach has reference to latest guidance including Planning Policy Wales, the RICS and Harman viability guidance and to related precedent in England.

The 2014 report suggests that viability is still very strong in the Vale; indeed higher affordable housing targets are justified in higher value areas.

The concept of minimum

I agree with the HBF's point here and would suggest to the Council that affordable housing is targeted, rather than set at a minimum. This will enable the land market to discount potential value according to local market circumstances.

Theory of Section 106 and land values

I maintain my general approach here – consistent from 2010. The HBF are promoting spurious arguments here. There is distinction to be made between residual value (what a site is worth for the purposes of a Section 106 negotiation) and land value, which is what someone (who could be very shrewd or very stupid) will pay. Policy cannot be set according to the latter criteria for obvious reasons.

The point about a site being allocated for residential is one in case. Just because a site is allocated for residential doesn't mean that it should carry no Section 106. If a land owner were to read the policy relating to his or her allocated site, nowhere would it say 'this site is allocated for housing but with no Section 106 contributions'. That would be absurd, but that is what the HBF are arguing for here.

Land value benchmarks

Consistent with other Plan and CIL examinations, I have adopted a land value benchmark of £300,000 per hectare. I have then shown, in my updated analysis how this figure relates to residual values in the table below. Table 5.1 shows that land owner returns are vastly in excess of the benchmarks even at 40% affordable housing. It should be noted that the figures reflect an assumed £10,000 per unit contribution to cover all obligations other than affordable housing. This level of contribution will almost certainly not be required in many instances and hence land owner return will be even greater.

Analysis of small sites

The Council commissioned detailed viability appraisal work on small sites. The case for lower thresholds is being made successfully across England and Wales on the basis that viability has little to do with site size and everything to do with location. In the context of the Vale of Glamorgan, it will be prove likely to be more difficult to deliver a large regeneration sites in Barry than it will be to develop a small site for say two houses in Cowbridge.

The HBF have made no substantive response on the issue of small sites. I would refer them to the concluding paragraphs of my report which state some concerns about certain types of small scheme:

From my (2013) report on small sites

7.6 Nevertheless, the viability assessment, when it is drilled down on very small schemes, shows that certain models are unlikely to yield affordable housing. Most notable here are small scale conversions (from a single dwelling to two flats). Also challenging are schemes involving demolition and replacement with a low number of new build (e.g. one to three)

Deposit Plan Policy - MD3 - Design of New Development**Represorator ID and details: ID-31/5/1 Mr Mark Harris The Home Builders Federation**

7.7 In these respects, it is important that the Council, in its policy and SPD, stress that an affordable housing contribution is required on one net dwelling and above, since even in the higher value sub markets, more than one new dwelling is likely to be needed to cover the EUV. The Council may wish however to put a rider in here to deal with situations where RV is relatively high as well as EUV being relatively low.

7.8 There are then some types of scheme which look as if they will not routinely deliver affordable housing contributions. As well as the one dwelling to two flats category, it is probable that barn conversions will prove challenging. It is suggested that these types of scheme be exempted from the mainstream policy. As with demolition and new build schemes, it may be wise for the Council to put in a rider relating to barn conversions that are higher value'.

As the Council maintain a flexible approach to these more challenging schemes I see no reason why the lower threshold cannot be justified.

Additional requirements

There are several points made here including those relating to abnormal costs, on site infrastructure, SUDS and sprinklers.

The house builders are extremely fortunate that LDP evidence bases are mainly set using the BCIS build costs. These costs are significantly higher than those achieved by the volume house builders, not least because the sample includes small builders and housing associations whose costs are significantly higher.

In my discussions at LDP examinations, I have constantly requested that the industry provide a record of these baseline costs. Whilst they have not refused outright, no such systematic record has been produced. The reason for this is because, I believe, this would show that the BCIS figures are very generous to them.

Their approach has always been to take already high costs and add to these abnormal costs. This is contrary to what has been previously agreed with HBF, that only normal costs should be taken account of when setting policy.

In countless workshops the approach I have adopted in 2010, 2013 and 2014 for the Vale and elsewhere, has been accepted.

On the point about on site infrastructure costs, there is a 15% allowance made for these. In some schemes this allowance will need to be more, and in some less. But the 15% has always been agreed as a fair measure. This is an allowance over and above the location factor for each local authority.

The abnormal cost examples shown by HBF on page 12 of their submission are at around £250,000 per hectare. This may not be an unrealistic figure. But when employed in the context of my analysis, this is a figure easily subsumed with the very high residuals. Where there are brown field sites, with high clean-up costs, then in reality it is up to the developer to explain to the land owner that the site has little or no value and hence a more realistic deal can be struck on the site.

Sprinklers and sustainable building: I make the point that in relation to sprinklers in particular that a very marginal improvement in house prices (which looks likely in the Vale) will offset these costs without any impact on viability.

Dr Andrew Golland BSc, PhD, MRICS.

Proposed change. Amend Policy MG 4 to read as follows:



Deposit Plan Policy - MD3 - Design of New Development

Represor ID and details: ID-31/5/1 **Mr Mark Harris** **The Home Builders Federation**

POLICY MG 4 - AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:
BARRY;

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

LLANTWIT MAJOR ;
RHOSE; AND
ST ATHAN.

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

COWBRIDGE;
DINAS POWYS;
LLANDOUGH;
PENARTH;
SULLY;
WENVOE;
THE MINOR RURAL SETTLEMENTS; AND
THE RURAL VALE OF GLAMORGAN.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MD3 - Design of New Development**Representor ID and details:** ID-31/5/2 **Mr Mark Harris** **The Home Builders Federation****Alternative Site** N/A**Representation Type** Object**Summary of Representation:**

Representation objects to the MG4 affordable housing thresholds and site requirements on the grounds that the Council should undertake a review of its affordable housing viability assessment and that the policy be revised in light of the review.

Council's Response(s):

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal. The review has taken into account the matters raised by the Home Builder Federation and on the basis of this review the Council propose to amend Policy MG4 to reflect the recommendations of the report. Further information on this review is available within the Vale of Glamorgan Affordable Housing Viability Update Report (2014).

In summary the updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. However, in response to representations from the development industry and Welsh Government it is recognised that the policy could make reference to individual site viability to enable schemes to be considered where the target level sought cannot be achieved due to development viability issues. In this respect, the updated report recommends that the Council should amend Policy MG4 so that the affordable housing requirement is set as a targeted requirement, rather than a minimum, to enable land value to be considered against local market circumstances. This approach recognises that higher affordable housing provisions are achievable in the areas identified in the LDP and allows for viability evidence to be considered in instances where there are development viability issues without inhibiting development from coming forward.

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I have been asked, in conjunction with my Updated Viability Report, to produce a response to the Home Builders Federation. I summarise the key points of concern as follows, which are dealt with in turn:

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- ii. The concept of 'minimum'
- iii. The theory of Section 106 and land values
- iv. Land value benchmarks
- v. Analysis of small sites
- vi. Additional requirements

Deposit Plan Policy - MD3 - Design of New Development**Represor ID and details: ID-31/5/2 Mr Mark Harris The Home Builders Federation**

Evidence base not up to date

The Council has now updated its viability evidence base to September 2014. The updated approach has reference to latest guidance including Planning Policy Wales, the RICS and Harman viability guidance and to related precedent in England.

The 2014 report suggests that viability is still very strong in the Vale; indeed higher affordable housing targets are justified in higher value areas.

The concept of minimum

I agree with the HBF's point here and would suggest to the Council that affordable housing is targeted, rather than set at a minimum. This will enable the land market to discount potential value according to local market circumstances.

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Land value benchmarks

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Analysis of small sites

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7.6 Nevertheless, the viability assessment, when it is drilled down on very small schemes, shows that certain models are unlikely to yield affordable housing. Most notable here are small scale conversions (from a single dwelling to two flats). Also challenging are schemes involving demolition and replacement with a low number of new build (e.g. one to three)

Deposit Plan Policy - MD3 - Design of New Development**Representer ID and details: ID-31/5/2 Mr Mark Harris The Home Builders Federation**

7.7 In these respects, it is important that the Council, in its policy and SPD, stress that an affordable housing contribution is required on one net dwelling and above, since even in the higher value sub markets, more than one new dwelling is likely to be needed to cover the EUV. The Council may wish however to put a rider in here to deal with situations where RV is relatively high as well as EUV being relatively low.

7.8 There are then some types of scheme which look as if they will not routinely deliver affordable housing contributions. As well as the one dwelling to two flats category, it is probable that barn conversions will prove challenging. It is suggested that these types of scheme be exempted from the mainstream policy. As with demolition and new build schemes, it may be wise for the Council to put in a rider relating to barn conversions that are higher value'.

As the Council maintain a flexible approach to these more challenging schemes I see no reason why the lower threshold cannot be justified.

Additional requirements

There are several points made here including those relating to abnormal costs, on site infrastructure, SUDS and sprinklers.

The house builders are extremely fortunate that LDP evidence bases are mainly set using the BCIS build costs. These costs are significantly higher than those achieved by the volume house builders, not least because the sample includes small builders and housing associations whose costs are significantly higher.

In my discussions at LDP examinations, I have constantly requested that the industry provide a record of these baseline costs. Whilst they have not refused outright, no such systematic record has been produced. The reason for this is because, I believe, this would show that the BCIS figures are very generous to them.

Their approach has always been to take already high costs and add to these abnormal costs. This is contrary to what has been previously agreed with HBF, that only normal costs should be taken account of when setting policy.

In countless workshops the approach I have adopted in 2010, 2013 and 2014 for the Vale and elsewhere, has been accepted.

On the point about on site infrastructure costs, there is a 15% allowance made for these. In some schemes this allowance will need to be more, and in some less. But the 15% has always been agreed as a fair measure. This is an allowance over and above the location factor for each local authority.

The abnormal cost examples shown by HBF on page 12 of their submission are at around £250,000 per hectare. This may not be an unrealistic figure. But when employed in the context of my analysis, this is a figure easily subsumed with the very high residuals. Where there are brown field sites, with high clean-up costs, then in reality it is up to the developer to explain to the land owner that the site has little or no value and hence a more realistic deal can be struck on the site.

Sprinklers and sustainable building: I make the point that in relation to sprinklers in particular that a very marginal improvement in house prices (which looks likely in the Vale) will offset these costs without any impact on viability.

Dr Andrew Golland BSc, PhD, MRICS.

Proposed change.



Deposit Plan Policy - MD3 - Design of New Development

Representer ID and details: ID-31/5/2 **Mr Mark Harris** **The Home Builders Federation**

Amend Policy MG 4 to read as follows:

POLICY MG 4 - AFFORDABLE HOUSING
RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- BARRY;

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- LANTWIT MAJOR ;
- HOOSE; AND
- TATHAN.

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

- HOWBRIDGE;
- DINAS POWYS;
- LANDOUGH;
- ENARTH;
- SULLY;
- ENVOE;
- THE MINOR RURAL SETTLEMENTS; AND
- THE RURAL VALE OF GLAMORGAN.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-39/1/1 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises the importance of the completion of the Barry Island link road to the provision of commercial bus services.

Council's Response(s):

The comments of the representor are noted. The delivery of a new link road to Barry Island is a key element of the Barry Waterfront development proposals and its delivery is integrated within the extant planning consent for Barry Waterfront development, planning application 2009/00846/OUT refers).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-39/1/10 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Comment

Summary of Representation:

CIL will be needed to support bus services.

Council's Response(s):

Policy MD4 makes provision for public transport services.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represantor ID and details: ID-39/1/2 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises concerns over the operational costs of the Cosmeston Lakes Park & Ride allocation.

Council's Response(s):

The provision of a park and ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers that a facility at Cosmeston Lakes Country Park would be appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. In addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-39/1/3 **Mr Peter Heath** **Cardiff Bus**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on suitability of bus priority measures identified for Barry Road between Merrie Harrier and Barons Court.

Council's Response(s):

Support is welcomed. In respect of the use of Barry Road to accommodate bus services, the Council believes that the demand for bus services along the Cardiff to Barry corridor, including links to Llandough Hospital, will continue to increase and that Barry Road forms a logical and direct route for bus services to/from Cardiff. The Council is continuing to investigate all highway routes between Cardiff and the Vale of Glamorgan for their appropriateness for bus services and initial investigations along this route have already commenced. It should be noted that a service has recently been extended via Bridgend, the coastal roads of the Vale, Barry, Dinas Powys, Llandough, Cardiff Bay and Cardiff centre along the Barry Road / Barons Court corridor. Therefore while the comments of the represor are noted, the Council envisages that demand along this corridor linking Vale residents with Llandough Hospital, Cardiff Bay and Cardiff centre will continue to increase and that the use of Barry Road to provide bus services is both feasible and appropriate. This stance is supported by the findings of the updated Sewta Infrastructure Study (2014) and the Local Transport Plan consultation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-39/1/4 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Comment

Summary of Representation:

New highway safety, walking and cycling improvements should not compromise the effectiveness and efficiency of public transport.

Council's Response(s):

In considering improvements and new facilities for walking and cycling e.g. speed cushions or humps, assessments are made in respect of their suitability and/or effect on existing public transport routes and there is no reason to suspect that such consideration will not continue.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represorator ID and details: ID-39/1/5 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on wording within MG 3 para. 6.23 and 6.24 to reflect the highest density housing should be constructed first to support the introduction of a bus service.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-39/1/6 **Mr Peter Heath** **Cardiff Bus**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the importance of a Barry Link road in delivering essential bus services. The Cosmerton park and ride is believed to be an expensive venture due to its distance from Cardiff. Universal approach needs to be taken to establish an adequate transport system which is not detrimental to public transport.

Council's Response(s):

The delivery of a new link road to Barry Island is a key element of the Barry Waterfront development proposals and its delivery is integrated within the extant planning consent for Barry Waterfront development, planning application 2009/00846/OUT refers). In this regard the deletion of the scheme as requested by the represor is neither desirable nor possible. It should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the site is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. In addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmerton is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represorator ID and details: ID-39/1/7 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the need for consultation with bus services to update them on highway development to ensure there is little or no disruption on public transport.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represorator ID and details: ID-39/1/8 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the need for consultation with bus services about the proposed Barry interchange to ensure there is little or no disruption on public transport.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-39/1/9 Mr Peter Heath Cardiff Bus

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments regarding ensuring that new developments are public transport friendly in their design and construction.

Council's Response(s):

Criterion 7 of Policy MD3 seeks to provide safe and accessible environments for all users within and/or associated with new development proposals, including public transport users. The supporting text clarifies the council's aspirations that new development should improve accessibility and promote public transport. It is therefore considered that the comments of the representor are adequately met by the existing policy wording and supporting text. .

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-41/1/1 Mr Owen Jones Boyer Planning Limited

Alternative Site ASN024 - Land at Wick Road, Llantwit Major - Residential

Representation Type Object

Summary of Representation:

Objection to the level of windfall sites contributions identified by the Council, arguing that the Council are over relying on this contribution and amend Policy MG1 by the inclusion of additional site alternative site ASN024 - Land at Wick Road, Llantwit Major to address the housing shortfall.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-41/2/1 Mr Owen Jones Boyer Planning Limited

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2 (21) - Plasnewydd Farm, Llantwit Major.

Council's Response(s):

Comments noted and support welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-41/3/1 Mr Owen Jones Boyer Planning Limited

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP strategy and the inclusion of housing allocation MG2 (21) Plasnewydd Farm with the Deposit LDP.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represantor ID and details: ID-41/4/1 Mr Owen Jones Boyer Planning Limited

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation provides general support for Policy SP3.

Council's Response(s):

Support is welcomed. Changes are proposed to Policies MG1 and SP3 (Residential Requirement) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-41/5/1 Mr Owen Jones Boyer Planning Limited

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP Strategy and Settlement Hierarchy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represontor ID and details: ID-41/7/1 Mr Owen Jones Boyer Planning Limited

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP Strategy and Settlement Hierarchy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-55/1/1 Ms Jane Carpenter Redrow Homes

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP3 and MG 1 due to the phasing requirement. The phasing requirement isn't in line with PPW para 2.5.1 and 2.5.2 (Development Plans) and is not justified. Remove phasing requirement or amend site (ASA13 - Land to the rear of St David's C/W Primary School, Colwinston - Residential 5020/DP1) to be in phasing period 2011-2016.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represantor ID and details: ID-55/1/2 Ms Jane Carpenter Redrow Homes

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-55/1/3 Ms Jane Carpenter Redrow Homes

Alternative Site ASA13 - Land to the rear of St David's C/W Primary School, Colwinston - Residential - extend allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-55/2/1 Ms Jane Carpenter Redrow Homes

Alternative Site ASA13 - Land to the rear of St David's C/W Primary School, Colwinston - Residential - extend allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Represorator ID and details: ID-80/1/1 **Mr Robin Simpson** **Campaign for Protection of Rural Wales**

Alternative Site ASN055 - Land between Five Mile Lane / M4 Junction 34 east to Cardiff Boundary - Green Belt

Representation Type Object

Summary of Representation:

Objects due to lack of policy regarding green belts. Add new policy in regards to Green Belts. Focusing on the need for a green belt between Barry and the M4. Limiting development within settlements to infill Reference to development on green belts within policy.

Council's Response(s):

The designation of a Green Belt within the eastern Vale of Glamorgan has been considered in the Council's Green Wedges Background Paper (September 2013) and discounted on the basis that such a designation would be premature in the absence of and until a sub-regional study into the implications of a Green Belt had been undertaken in the region given the implications that it could have upon both the growth dynamics of the region and regional sustainability. In the absence of a Green Belt designation, the Council is confident that the suite of policies contained within the LDP and supported by national planning guidance are adequate to manage the threat of unwarranted urban expansion and protect the countryside of the Vale of Glamorgan. In this respect, the Council considers that the use of green wedges is sufficient enough to protect from the coalescence of settlements while still meeting the development needs set out in the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Representor ID and details: ID-80/1/2 Mr Robin Simpson Campaign for Protection of Rural Wales

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Representor ID and details: ID-80/1/3 Mr Robin Simpson Campaign for Protection of Rural Wales

Alternative Site ASD33 - MG 2 (35) - Land west of Port Road, Wenvoe - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Representor ID and details: ID-80/1/4 Mr Robin Simpson Campaign for Protection of Rural Wales

Alternative Site ASD32 - MG 2 (39), MG 25 (9) - Mixed - ITV Wales, Culverhouse Cross - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deltion of site MG 2 (39), MG 25 (9) - Mixed - ITV Wales, Culverhouse Cross.

Council's Response(s):

The LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Represorator ID and details: ID-125/1/1 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Representer ID and details: ID-125/1/2 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Representor ID and details: ID-125/1/3 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Representor ID and details: ID-125/1/4 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Representor ID and details: ID-125/1/5 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Represorator ID and details: ID-125/1/6 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Represorator ID and details: ID-125/1/7 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (35) - Land west of Port Road, Wenvoe

Represorator ID and details: ID-125/1/8 Jane Hutt AM National Assembly for Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation reiterates the concerns of local residents on specific LDP housing allocations, no specific objections are raised or changes requested within the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD2 - Place Making

Representor ID and details: ID-150/1/1 **Mr Martin Lewis**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD2 to include a reference to development viability.

Council's Response(s):

Policy MD2 - Place Making along with Policies MD1 - Location of New Development and Policy MD3 - Design of New Development set out the basic framework and principles against which new development within the Vale of Glamorgan will be assessed. Together the policies seek to ensure that new development is appropriately located and designed in order to contribute to attractiveness and prosperity of the Vale of Glamorgan. In conjunction with other policies in the plan Policy MD 2 will be utilised to establish that the principle of development is acceptable. The Council considers that references to development viability as proposed by the representor are therefore incompatible with and undermine the objectives of the policy. Notwithstanding this, developer viability is addressed under the LDP affordable housing requirements, namely policy MG4- Affordable Housing and supporting justification. Accordingly, the Council are of the view that the Deposit LDP considers the issue of development viability would remain a material consideration in the determination of planning applications.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD2 - Place Making

Representer ID and details: ID-150/2/1 Mr Martin Lewis

Alternative Site N/A

Representation Type Object

Summary of Representation:

Paragraphs 7.22 and 7.23 already show how development viability will be taken into account as a material consideration and are consistent with the national advice quoted. Policy MD4 could be amended to make specific reference to viability.

Council's Response(s):

It is considered within the supporting justifications , the proposed change would provide additional clarity with regards to national policy, and ensure the soundness of the plan.
Proposed change:

Insert "and having regard to development viability" into Policy MD4 as follows:

POLICY MD 4 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS

WHERE APPROPRIATE AND HAVING REGARD TO DEVELOPMENT VIABILITY, THE COUNCIL WILL SEEK TO SECURE NEW AND IMPROVED COMMUNITY INFRASTRUCTURE, FACILITIES AND SERVICES APPROPRIATE TO THE SCALE, TYPE AND LOCATION OF PROPOSED DEVELOPMENTS THROUGH THE USE OF PLANNING OBLIGATIONS AND/OR THE COMMUNITY INFRASTRUCTURE LEVY. COMMUNITY INFRASTRUCTURE MAY INCLUDE THE PROVISION OR IMPROVEMENT OF:

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MD2 - Place Making

Representor ID and details: ID-150/2/2 Mr Martin Lewis

Alternative Site N/A

Representation Type Object

Summary of Representation:

Paragraph 7.22 needs to be expanded to clarify what constitutes "properly sourced evidence".

Council's Response(s):

Further detailed advice about the process including the evidence required to demonstrate that viability is an issue will be provided in Supplementary Planning Guidance and would not be appropriate in the LDP supporting text which would be too lengthy and detailed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD2 - Place Making

Represorator ID and details: ID-150/3/1 **Mr Martin Lewis**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds that there is insufficient housing allocated to supply a 5 year land supply for housing development. The phasing process is also flawed due to a lack of consideration on how long a development will take. Amend by removing 5 year phasing or allocating land adjacent to Llantwit Major Bypass. Also increase the housing requirement to a minimum of 10680 dwellings.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MD2 - Place Making

Represorator ID and details: ID-150/4/1 Mr Martin Lewis

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend MG 4 by adding an additional sentence regarding affordable housing contributions and the potential impacts on the viability of the proposed development. Therefore policy will accord with PPW para. 3.7.1.

Council's Response(s):

The Council has reviewed its Affordable Housing Viability Assessment (2014) in response to a number of representations received on the Deposit LDP. The updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. However, in response to representations from the development industry and Welsh Government it is recognised that the policy should make reference to individual site viability to enable schemes to be considered where the target level sought cannot be achieved due to development viability issues. In this respect, the updated report recommends that the Council should amend policy MG4 so that the affordable housing requirement is set as a targeted requirement, rather than a minimum, to enable land value to be considered against local market circumstances. This approach recognises that higher affordable housing provisions are achievable in the areas identified in the LDP and allows for viability evidence to be considered in instances where there are development viability issues without inhibiting development from coming forward.

Amend Policy MG 4 to read as follows:

POLICY MG 4 - AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- BARRY;

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- LLANTWIT MAJOR ;
- RHOOSE; AND
- ST ATHAN.



Deposit Plan Policy - MD2 - Place Making

Represantor ID and details: ID-150/4/1 **Mr Martin Lewis**

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

- BOWBRIDGE;
- DINAS POWYS;
- FLANDOUGH;
- PENARTH;
- SULLY;
- VENVOE;
- THE MINOR RURAL SETTLEMENTS; AND
- THE RURAL VALE OF GLAMORGAN.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-155/1/1 Leanne Wood AM

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the estimated housing requirement is over estimated. Amend by reducing the estimated housing requirement to a more realistic estimation based on WAG 2011 census data.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Representer ID and details: ID-158/1/1 Mr R. Nottage

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP8 - Sustainable Waste Management

Representor ID and details: ID-170/1/1 Barry & Vale Friends of The Earth

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection raised to the sites allocates within policy SP8, and amend the LDP Waste Background Paper and Policy SP8 Sustainable Waste Management to take into account the requirement of National Planning Policy in respect of the latest Waste Management Capacity identified in the National Collections, Infrastructure and Markets Sector Plan.

Council's Response(s):

The Council is of the opinion that LDP satisfies the requirements for waste planning as set out in Planning Policy Wales (Edition 7) in respect of its duties relating to the land use requirements of future waste facilities. The employment sites listed in policy SP8 - Sustainable Waste Management, the Council also consider that the site identified accord with the guidance set out in TAN 21 Waste, paragraph 3.19 which states that:

“Advances in technology and the introduction of new legislation, policies and practices mean that many modern in-building facilities externally appear similar to any other industrial building and internally contain industrial processes or energy generation that may be no different to other modern industrial activities in terms of their operation or impact. For this reason, many general employment sites and major industrial areas are likely to be suitable locations for waste facilities but this will depend on a variety of local factors, including the nature of existing users and the strategy adopted for particular employment sites.”

Furthermore, Welsh Government Policy Clarification Note (CL-04-04 1st November 2012) provides further clarifies on this issue and the relationship between Regional Waste Plans and the publication of the Collections, Infrastructure and Markets Sector Plan (CIMSP) (2012) p in respect of their relationship with development plans. This states that it is considered that the most suitable locations for new waste facilities are on general industrial areas, and that the ‘Areas of Search’ information which forms part of the RWP First Reviews remains a useful tool to assist local authorities in identifying sites which are suitable for waste management facilities as its development looked at general development criteria and constraints; the general locational criteria identified in the RWPs also remain relevant.”

In respect of utilising the potential of renewable energy from waste arisings, it is considered that matter is addressed under policy MD18- Low Carbon and renewable Energy Generation, with paragraph 7.86 referencing energy from waste process as falling within these categories of energy.

Additionally, the Council’s Waste Planning Background Paper has been reviewed and updated in light of the publication of the Collections, Infrastructure and Markets Sector Plan (2012), alongside a factual update of existing waste arisings within the Vale of Glamorgan and waste management arrangements.

Notwithstanding this, whilst Planning Policy Wales (edition 7) states that “waste assessments contained within the CIM Sector Plan will not have to be repeated by local planning authorities at a regional or local level” (paragraph 12.5.5 refers) paragraph 12.6.1 it highlights that “Development plans should demonstrate how national waste policy, and in particular the CIM Sector Plan, along with any updated position adopted in the waste planning monitoring reports and any other form of waste management priorities relevant to its local area have been taken into account.” Similarly, the Welsh Government CIMSP clarification note indicates that LDPs should consider the minimum and maximum gap in the provision of non-landfill residual waste treatment capacity outline in Table 33 of the CIMSP... This table should provide the starting point for the consideration of need by planning authorities.

Proposed Change - Amend Policy SP8 to read:

Deposit Plan Policy - SP8 - Sustainable Waste Management**Representor ID and details: ID-170/1/1 Barry & Vale Friends of The Earth**

POLICY SP8 – SUSTAINABLE WASTE MANAGEMENT

DEVELOPMENT PROPOSALS WILL BE FAVOURED WHICH SUPPORT THE PROVISION OF A NETWORK OF INTEGRATED WASTE MANAGEMENT FACILITIES WHICH ASSIST IN MEETING THE WASTE MANAGEMENT CAPACITY IDENTIFIED IN THE NATIONAL COLLECTIONS, INFRASTRUCTURE AND MARKETS SECTOR PLAN.

THE FOLLOWING LOCATIONS ARE CONSIDERED SUITABLE FOR THE DEVELOPMENT OF IN-BUILDING WASTE MANAGEMENT SOLUTIONS:

- ATLANTIC TRADING ESTATE;
- THE OPERATIONAL PORT OF BARRY DOCKS;
- LLANDOW INDUSTRIAL ESTATE; AND
- ON SUITABLE EXISTING AND ALLOCATED CLASS B2 EMPLOYMENT SITES.

THE PROVISION OF OPEN AIR FACILITIES SUCH AS CIVIC AMENITY SITES, COMPOSTING AND RECYCLING OF COMMERCIAL AND DEMOLITION WASTE WILL ALSO BE PERMITTED ON EXISTING CLASS B2 EMPLOYMENT SITES, OPERATIONAL MINERAL WORKING SITES OR WITHIN OR ADJOINING EXISTING FARM COMPLEXES WHERE THEY DO NOT CONFLICT WITH EXISTING OR PROPOSED NEIGHBOURING USES.

Amend paragraph 5.81 as follows:

5.81 The Collections, Infrastructure and Markets Sector Plan (2012) 'Towards Zero Waste' is the overarching waste strategy document for Wales, and covers the management of all waste in Wales and suggests where improved recycling is needed and aims to facilitate infrastructure developments to address the waste management's capacity needs for Wales. For South East Wales, the plan identifies a requirement for additional waste management facilities capable of handling between 421,000 and 871,000 tonnes by 2024-2025.

Delete Paragraph 5. 82 and renumber subsequent paragraphs

5.82 As the Waste Planning Authority, the Council has a statutory responsibility for the collecting and disposing of Municipal (household) Waste and for land use planning control over waste management. At present the Council complies with its statutory duty by providing two Household Waste Recycling Centres (HWRC) located at the Atlantic Trading Estate in Barry (serving the Eastern area of the Vale of Glamorgan) and at the Llandow Trading Estate in Llandow (serving the Western area of the Vale of Glamorgan). The Atlantic Trading Estate HWRC is a modern facility which complies with current regulations and has been operational since September 2011, however, there is an urgent need to upgrade or replace the Western area HWRC in Llandow which has been operating since 1993/94 and is no longer considered suitable to serve the long-term needs of the area. It is therefore recognised that a new HWRC will need to be provided (or the existing facility upgraded) to make appropriate provision for existing and new residents of the western part of the Vale of Glamorgan, with such proposals to be considered under Policy SP 8.

Additional factual changes to take account of TAN21 (2014) and the opening of the HWRC facility at Trident Park:

5.83 In addition to the HWRC's the Council, in partnership with Cardiff, Newport, Caerphilly and Monmouth, has formed Prosiect Gwyrdd for the purposes of procuring a regional municipal residual waste facility. The partnership announced in 2013 that Viridor was the preferred bidder, with their proposal at Trident Park in Cardiff seeking to deliver a facility that



Deposit Plan Policy - SP8 - Sustainable Waste Management

Represor ID and details: ID-170/1/1 **Barry & Vale Friends of The Earth**

will replace each local authority's current arrangements of disposing of Residual municipal waste to landfill after recycling and composting has been maximised. The Trident Park HWRC became fully operational in March 2015 and will handle 350,000 tonnes of residual waste, or post-recycling waste, per year, of which 172,000 tonnes of that will be come from the five Councils that make up the Prosiect Gwyrdd partnership, therefore negating the need for the additional landfill provision within the Vale of Glamorgan.

5.84 Policy SP 8 identifies the Council's preferred locations for in-building waste facilities, which have had regard to the site selection guidance contained in the RWP South East Wales Regional Waste Plan 1st Review (2008) and national planning policy. This advises that local planning authorities should in the first instance examine whether existing class B2 and major industrial sites could adequately accommodate new waste management facilities. Atlantic Trading Estate, the Operational Port of Barry Docks and Llandow Industrial Estate satisfy this guidance and have sufficient capacity to meet the requirements of the RWP. It should be noted that these locations either accommodate existing waste management facilities or have extant planning permissions for such facilities. In order to provide further flexibility, Policy SP 8 also identifies existing Class B2 'general industrial' (and similar) employment sites, as being suitable locations for additional waste management facilities consistent with national planning guidance.

5.85 For open air facilities, the LDP seeks to facilitate their provision through Policy SP 8 by identifying suitable locations where such facilities may be acceptable and would not conflict with neighbouring uses.

5.86 Planning applications for waste management facilities will be considered against national planning policy and guidance and other relevant LDP Policies. Technical Advice Note 21: Waste (2014) sets out detailed guidance on specific waste related planning considerations that developers will be required to meet to satisfy Policy SP8.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP8 - Sustainable Waste Management

Representor ID and details: ID-170/2/1 Barry & Vale Friends of The Earth

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Object to MD4 on the basis that it does not address provisions for sport and physical activity as required under WAG's 2005 Climbing Higher Strategy and states the use of the words "will be favoured" in paragraph 7.14 to be inadequate.

Council's Response(s):

Policies MD3, MD4 and MG25 establish the policy framework for ensuring that adequate and appropriate provision of open space and recreational facilities are provided throughout the plan period alongside new development in accordance with the national agenda for sports and recreation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP8 - Sustainable Waste Management

Representor ID and details: ID-170/5/1 Barry & Vale Friends of The Earth

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to the overall housing requirement identified.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP8 - Sustainable Waste Management

Represor ID and details: ID-170/6/1 Barry & Vale Friends of The Earth

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy MG 23 (Mineral Working) as it is considered that the LDP should include an appropriate policy on the extraction of shale gas. Add new policy regarding shale gas extraction that adequately protects the Vale's biodiversity and safeguard from unacceptable disturbance.

Council's Response(s):

A specific policy in relation to fracking is not appropriate or necessary. Paragraph 6.140 of the Deposit LDP sets out how the Council will consider any forthcoming applications for unconventional gas extraction.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP8 - Sustainable Waste Management

Representer ID and details: ID-170/7/1 Barry & Vale Friends of The Earth

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to the identified LDP housing requirement on the grounds that the LDP does not reflect the latest WG housing projections and inappropriate sites have been selected resulting in development on greenfields and would result in infrastructure problems.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP8 - Sustainable Waste Management

Representor ID and details: ID-170/7/2 Barry & Vale Friends of The Earth

Alternative Site ASN055 - Land between Five Mile Lane / M4 Junction 34 east to Cardiff Boundary - Green Belt

Representation Type Object

Summary of Representation:

Objects as green wedges are inadequate in protection. Replace with green belts to join up areas such as SSSIs, SINCs, to allow for uninterrupted wildlife corridors. Removal of MG 18 (Green Wedges) policy and replaced with Green Belt policy.

Council's Response(s):

The designation of a Green Belt within the eastern Vale of Glamorgan has been considered in the Council's Green Wedges Background Paper (September 2013) and discounted on the basis that such a designation would be premature in the absence of and until a sub-regional study into the implications of a Green Belt had been undertaken in the region given the implications that it could have upon both the growth dynamics of the region and regional sustainability. In the absence of a Green Belt designation, the Council is confident that the suite of policies contained within the LDP and supported by national planning guidance are adequate to manage the threat of unwarranted urban expansion and protect the countryside of the Vale of Glamorgan. In this respect, the Council considers that the use of green wedges is sufficient enough to protect from the coalescence of settlements while still meeting the development needs set out in the LDP.

With regard to amalgamation of the Green Wedge, SINC and SSSI designations as proposed by the representor, these designations serve different purposes and have been defined either nationally or locally to address specific objectives. While these objectives may complement each other the amalgamation of the designations is not considered appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP8 - Sustainable Waste Management

Representor ID and details: ID-170/7/3 Barry & Vale Friends of The Earth

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to the All Wales Coastal Path as being misleading within the LDP. Sections of coastal walkways are under maintained, should be a policy within the Plan relating to the east of the Vales coastal path issues. (Possibly refer to MG 24).

Council's Response(s):

The Wales Coastal Path is a Welsh Government initiative to provide a coastal path around the whole of Wales. Funded and supported by numerous agencies the path officially opened in May 2012. While the comments of the representor are noted, it is considered that due to a number of factors including, private land ownership, public right of way restriction, the safety of the public due to coastal erosion and the ease of use of the pathway, in some areas the viability of including a coastal path on the actual coastline cannot be achieved. Notwithstanding the above, the All Wales Coastal Path is considered to be a large tourism asset for the Vale of Glamorgan. While there may be issues of restricted access in some areas, the initiative continues to receive the financial support of the Welsh Government which will ensure that as and when opportunities for improvements arise, the Wales Coastal Path will continue to be developed for the enjoyment of communities and visitors.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP8 - Sustainable Waste Management

Representor ID and details: ID-170/7/4 Barry & Vale Friends of The Earth

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects due to the omission of ancient woodland within Policy MD 10 (Promoting Biodiversity). It is considered that the ancient woodlands should be listed within the LDP and be clearly indicated on the Constraints Map.

Council's Response(s):

Ancient woodlands are afforded protection under national planning policy contained within Planning Policy Wales (PPW) which states at paragraph 5.2.9 that: 'Ancient and semi-natural woodlands are irreplaceable habitats of high biodiversity value which should be protected from development that would result in significant damage'. Further, PPW at paragraph 5.5.15 states that: 'In the case of a site recorded on the inventory of ancient woodland produced by the former Countryside Council for Wales, authorities should consult with Natural Resources Wales before authorising potentially damaging operations'. Ancient woodland is therefore afforded considerable protection at a national level and its inclusion within a LDP is not required.

Notwithstanding this, Policy MD10 seeks to safeguard all woodland, trees and hedgerows and the concerns expressed by the representor are therefore considered to be unwarranted. The location and extent of all ancient and semi natural woodlands is clearly marked on the LDP Constraints Map. With regard to the management of the ancient woodlands, it is not the function of the LDP to initiate management of ancient woodlands. Policy MD10 contains a clear reference to the maintenance of features that provide for local connectivity through the use of wildlife corridors and stepping stones in the consideration of new development proposals and aims to ensure new developments positively contribute to biodiversity interests. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP8 - Sustainable Waste Management

Represor ID and details: ID-170/7/5 Barry & Vale Friends of The Earth

Alternative Site ASN042 - Land at Barry Docks - Transportation - Walking and Cycling Path

Representation Type Object

Summary of Representation:

SP 7 should include the provision of train stations in St Athan, Llandow and Barry Waterfront; a Vale Bus service and park & facilities as key priorities for delivering strategic transportation infrastructure.

Council's Response(s):

The Deposit LDP identifies walking and cycling proposals across the Vale of Glamorgan which seek to encourage the greater use of sustainable transport and promote walking and cycling. The additional route proposed by the repesor runs through what is an operational port where access is restricted. Development of the route is therefore highly unlikely. Notwithstanding the above, given the limited resources at its disposal, the Council must concentrate its efforts in the most appropriate manner. In this regard, the development of the National Cycle Network Route 88 as identified by Sustrans in their 2008 feasibility report is one of the Council's primary objectives for walking and cycling. This route will be supplemented by other routes identified and progressed by the Council under its obligations to the Active Travel Act. Notwithstanding this, the Council will continue to consider and investigate additional walking and cycling routes as and when they occur.

Policies SP7 Transportation and MG16 Transport Proposals of the LDP include a range of transportation proposals (including bus, rail and cycling schemes) which seek to improve the provision, operation and attractiveness of sustainable transport. Subsidising bus services is an operational evaluation and not an issue for the LDP.

The Wales Coastal Path opened in May 2012 and provides long distance footpath around Wales. The path was developed by the Welsh Government in partnership with the former Countryside Council for Wales, the sixteen local authorities and two National Parks in Wales. Since 2007 the Welsh Government has invested in improving public access to the Welsh coast through its Coastal Access Improvement Programme. Management of the path rests with the relevant local authorities. While the comments of the repesor are noted, the Council considers that the development of the All Wales Coastal path utilised the most appropriate, viable and cost effective route available and that further development as proposed is not required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP8 - Sustainable Waste Management

Represor ID and details: ID-170/8/1 Barry & Vale Friends of The Earth

Alternative Site ASN055 - Land between Five Mile Lane / M4 Junction 34 east to Cardiff Boundary - Green Belt

Representation Type Object

Summary of Representation:

Objects to policy MG 18 as green wedges should be reinstated as green belts. According to PPW 4.8.1 (Planning for Sustainability) green belts need to be shown consideration within a plan. Representation mentions SLA protection.

Council's Response(s):

The designation of a Green Belt within the eastern Vale of Glamorgan has been considered in the Council's Green Wedges Background Paper (September 2013) and discounted on the basis that such a designation would be premature in the absence of and until a sub-regional study into the implications of a Green Belt had been undertaken in the region given the implications that it could have upon both the growth dynamics of the region and regional sustainability.

In the absence of a Green Belt designation, the Council is confident that the suite of policies contained within the LDP and supported by national planning guidance are adequate to manage the threat of unwarranted urban expansion and protect the countryside of the Vale of Glamorgan. In this respect, the Council considers that the use of green wedges is sufficient enough to protect from the coalescence of settlements while still meeting the development needs set out in the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/1/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete housing allocation MG 2 (20) - Land North and West of Darren Close Cowbridge and associated education and transport allocations, and promotes several alternative housing allocations.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/1/2 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN002 The Limes, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/1/3 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN003 River Walk, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/1/4 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN096 Former British Legion Site, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/1/5 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN048 Castle Hill, Llanblethian for inclusion in the Deposit LDP

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/1/6 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN064 Land at North Road, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/1/7 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN004 Livestock Market, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/2/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

Representation promotes the inclusion of the Llysworney Bypass scheme within Policy SP7 in support of the employment allocations at Llandow trading and Industrial estates, funded from planning gains generated by the employment allocations.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren Farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/3/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of strategy and policy concerning development on brownfield sites. Needs to consider more brownfield sites (PPW 4.9.1 Planning for Sustainability) as over use of greenfield sites within the plan. Alternative site should be used within the plan for housing allocation and development. Add new employment and infrastructure policy in line with the Llandow Newydd Scheme.

Council's Response(s):

Through the candidate sites submissions stage, the Council received some 420 sites for consideration, the majority of which were located in rural locations and on Greenfield land, which is to be expected given the rural character of much of the Vale of Glamorgan, and also adjoining the existing larger urban settlements. In this regard, the Council discounted a new settlement at Llandow on the grounds that it would be contrary to the overarching LDP strategy. Further details on this are set out in the Council's Revised Options Appraisal Background Paper.

In considering the proposed development of land at Llandow Airfield, the Council commissioned a review of the agricultural land quality of the undeveloped areas of which the proposed new settlement would occupy. This revealed that a significant area of the land 51ha falls within grade 3a agricultural land classification (best and most versatile classification), and a further 36 ha of 3b agricultural land. In this regard PPW states that:

"In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

Consequently, identifying land to meet the identified housing requirement, priority has been given to the development of suitable and developable sites within existing settlements, with priority being given to developable brownfield sites. In this regard the policy MG2 – Housing Allocations, allocates 18 brownfield sites for housing capable of accommodating 3,030 dwellings, 39% of the total housing allocations. However, as the availability of brownfield sites is insufficient to meet the assessed housing requirement for the Vale of Glamorgan, it has therefore been necessary to accommodate housing growth through the expansion of existing settlements on to Greenfield land.

With regard to specific comments objecting to MG2-20 Land to the North and West of Darren Close Cowbridge that refer to a previous judicial review on the site and subsequent dismissal, this omits the fact that the site was also previously recommended for inclusion in the Adopted Vale of Glamorgan UDP by the appointed Planning Inspector. During the EiP on the UDP, the grounds of objection matters raised within the representations made on the current LDP allocation were also considered – primarily negative impact on the landscape and archaeology features; the loss of agricultural land and the provision of a new link road (Vale of Glamorgan Unitary Development Plan Report on the Objections November 2000).

In considering these matter the Inspector on the UDP concluded:

"that there is no overriding landscape or archaeological constraints to the development of the objection site, and; that the loss of agricultural land is not so significant as to override the need for the further development of Cowbridge"

"Whilst the construction of the link road and associate traffic management will not remove all the traffic from Llysworney I consider substantial environmental benefits would be produced for Cowbridge and that village. Such benefits clearly outweigh any disadvantages and add weight to my conclusion that the development at Darren Farm should be accepted" (page 4.56 refers)



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representer ID and details: ID-178/3/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Whilst at the time of the UDP inquiry the Council defended its decision to exclude Darren Farm from the UDP, the Council is now of the opinion that the proposed development would contribute in the delivery of the LDP strategy, consistent with the role and function of Cowbridge as set out in the LDP settlement hierarchy, assist in the delivery of the identified housing requirement, whilst also providing a valuable source of affordable housing within the rural Vale of Glamorgan. Additionally, the allocation would delivery key infrastructure in the form of a much needed Welsh Medium Primary School, and in the absence of funding for the delivery of a Llysworney bypass, the allocation will also enable the delivery of a link road to assist in alleviating existing traffic congestion within Cowbridge.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/3/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of strategy and policy concerning development on brownfield sites. Needs to consider more brownfield sites (PPW 4.9.1 Planning for Sustainability) as over use of greenfield sites within the plan. Alternative site should be used within the plan for housing allocation and development. Add new employment and infrastructure policy in line with the Llandow Newydd Scheme.

Council's Response(s):

Through the candidate sites submissions stage, the Council received some 420 sites for consideration, the majority of which were located in rural locations and on Greenfield land, which is to be expected given the rural character of much of the Vale of Glamorgan, and also adjoining the existing larger urban settlements. In this regard, the Council discounted a new settlement at Llandow on the grounds that it would be contrary to the overarching LDP strategy. Further details on this are set out in the Council's Revised Options Appraisal Background Paper.

In considering the proposed development of land at Llandow Airfield, the Council commissioned a review of the agricultural land quality of the undeveloped areas of which the proposed new settlement would occupy. This revealed that a significant area of the land 51ha falls within grade 3a agricultural land classification (best and most versatile classification), and a further 36 ha of 3b agricultural land. In this regard PPW states that:

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With regard to specific comments objecting to MG2-20 Land to the North and West of Darren Close Cowbridge that refer to a previous judicial review on the site and subsequent dismissal, this omits the fact that the site was also previously recommended for inclusion in the Adopted Vale of Glamorgan UDP by the appointed Planning Inspector. During the EiP on the UDP, the grounds of objection matters raised within the representations made on the current LDP allocation were also considered – primarily negative impact on the landscape and archaeology features; the loss of agricultural land and the provision of a new link road (Vale of Glamorgan Unitary Development Plan Report on the Objections November 2000).

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Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representer ID and details: ID-178/3/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Whilst at the time of the UDP inquiry the Council defended its decision to exclude Darren Farm from the UDP, the Council is now of the opinion that the proposed development would contribute in the delivery of the LDP strategy, consistent with the role and function of Cowbridge as set out in the LDP settlement hierarchy, assist in the delivery of the identified housing requirement, whilst also providing a valuable source of affordable housing within the rural Vale of Glamorgan. Additionally, the allocation would deliver key infrastructure in the form of a much needed Welsh Medium Primary School, and in the absence of funding for the delivery of a Llysworney bypass, the allocation will also enable the delivery of a link road to assist in alleviating existing traffic congestion within Cowbridge.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representer ID and details: ID-178/3/2 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of strategy and policy concerning development on brownfield sites. Needs to consider more brownfield sites (PPW 4.9.1 Planning for Sustainability) as over use of greenfield sites within the plan. Alternative site should be used within the plan for housing allocation and development. Add new employment and infrastructure policy in line with the Llandow Newydd Scheme

Council's Response(s):

Through the candidate sites submissions stage, the Council received some 420 sites for consideration, the majority of which were located in rural locations and on Greenfield land, which is to be expected given the rural character of much of the Vale of Glamorgan, and also adjoining the existing larger urban settlements. In this regard, the Council discounted a new settlement at Llandow on the grounds that it would be contrary to the overarching LDP strategy. Further details on this are set out in the Council's Revised Options Appraisal Background Paper (2009).

In considering the proposed development of land at Llandow Airfield, the Council commissioned a review of the agricultural land quality of the undeveloped areas of which the proposed new settlement would occupy (Agricultural Land Classification Background Paper 2015), this revealed that a significant area of the land 51ha falls within grade 3a agricultural land classification (best and most versatile classification), and a further 36 ha of 3b agricultural land. In this regard PPW states that:

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Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/3/2 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Whilst at the time of the UDP inquiry the Council defended its decision to exclude Darren Farm from the UDP, the Council is now of the opinion that the proposed development would contribute in the delivery of the LDP strategy, consistent with the role and function of Cowbridge as set out in the LDP settlement hierarchy, assist in the delivery of the identified housing requirement, whilst also providing a valuable source of affordable housing within the rural Vale of Glamorgan. Additionally, the allocation would deliver key infrastructure in the form of a much needed Primary School, and in the absence of funding for the delivery of a Llysworney bypass, the allocation will also enable the delivery of a link road to assist in alleviating existing traffic congestion within Cowbridge.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/3/2 **Dr C A Pearce Cowbridge & Llanblethian Residents Group**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of strategy and policy concerning development on brownfield sites. Needs to consider more brownfield sites (PPW 4.9.1 Planning for Sustainability) as over use of greenfield sites within the plan. Alternative site should be used within the plan for housing allocation and development. Add new employment and infrastructure policy in line with the Llandow Newydd Scheme

Council's Response(s):

Through the candidate sites submissions stage, the Council received some 420 sites for consideration, the majority of which were located in rural locations and on Greenfield land, which is to be expected given the rural character of much of the Vale of Glamorgan, and also adjoining the existing larger urban settlements. In this regard, the Council discounted a new settlement at Llandow on the grounds that it would be contrary to the overarching LDP strategy. Further details on this are set out in the Council's Revised Options Appraisal Background Paper (2009).

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With regard to specific comments objecting to MG2-20 Land to the North and West of Darren Close Cowbridge that refer to a previous judicial review on the site and subsequent dismissal, this omits the fact that the site was also previously recommended for inclusion in the Adopted Vale of Glamorgan UDP by the appointed Planning Inspector. During the EiP on the UDP, the grounds of objection matters raised within the representations made on the current LDP allocation were also considered – primarily negative impact on the landscape and archaeology features; the loss of agricultural land and the provision of a new link road (Vale of Glamorgan Unitary Development Plan Report on the Objections November 2000).

In considering these matters the Inspector on the UDP concluded:

“that there is no overriding landscape or archaeological constraints to the development of the objection site, and; that the loss of agricultural land is not so significant as to override the need for the further development of Cowbridge”

“Whilst the construction of the link road and associate traffic management will not remove all the traffic from Llysworney I consider substantial environmental benefits would be produced for Cowbridge and that village. Such benefits clearly outweigh any disadvantages and add weight to my conclusion that the development at Darren Farm should be accepted” (page 4.56 refers)



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-178/3/2 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Whilst at the time of the UDP inquiry the Council defended its decision to exclude Darren Farm from the UDP, the Council is now of the opinion that the proposed development would contribute in the delivery of the LDP strategy, consistent with the role and function of Cowbridge as set out in the LDP settlement hierarchy, assist in the delivery of the identified housing requirement, whilst also providing a valuable source of affordable housing within the rural Vale of Glamorgan. Additionally, the allocation would deliver key infrastructure in the form of a much needed Primary School, and in the absence of funding for the delivery of a Llysworney bypass, the allocation will also enable the delivery of a link road to assist in alleviating existing traffic congestion within Cowbridge.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/3/3 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site N/A

Representation Type Object

Summary of Representation:

The Sustainable Settlements Appraisal (SSA) scoring system is overly simple and is based on the number and type of facilities in settlements and the travel distances but does not take into account frequency of use of a facility. No account is given to the lack of capacity e.g. employment within settlements. SSA has appropriate considerations however they are not apparent or acted on in the LDP, where the SSA scoring system is used to determine the settlement hierarchy. The lack of logic, the inconsistency and unsoundness of the SSA is demonstrated in the differences between the Dec 2007 SSA and the Sept 2013 SSA for Cowbridge. The substantial change in Cowbridge's ranking from 8th to 4th is not consistent with para 1.4 of the SSA. The proposed housing allocations for Cowbridge would reduce accessibility to the settlement from surrounding villages and increase parking pressures on the Cowbridge high street. Policy HOUS 2 (UDP) should be carried forward to the LDP as no substantial change to Cowbridge has happened to warrant its omission. The locations of housing proposals for Cowbridge are unsustainable on the basis the developments are too distanced from facilities and services in Cowbridge. Development will cause unnecessary intrusion into greenfield landscape around Cowbridge. Cowbridge has limited employment opportunities resulting in new residents of proposed developments having to commute further afield. Cowbridge has a poor provision of public transport with many residences using private means of transport e.g. car. The SSA rank of 2007 given to Cowbridge is still considered appropriate for the settlement now and housing allocations should be removed/reduced to reflect this.

Council's Response(s):

The Sustainable Settlements Appraisal study was intended to provide an overall indication of the relative sustainability of settlements and settlement groupings within the Vale of Glamorgan and was only a small part of the evidence base that was utilised by the Council in determining site selection. The Findings of the Site Assessment Process (September 2013) background paper provides information on the full site assessment process. Therefore while the comments of the represor are noted the Council considers that amendments to the Sustainable Settlements Appraisal as proposed are not required and would add little to the assessment that has already been undertaken.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/1 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site N/A

Representation Type Object

Summary of Representation:

The Sustainable Settlements Appraisal (SSA) scoring system is overly simple and is based on the number and type of facilities in settlements and the travel distances but does not take into account frequency of use of a facility. No account is given to the lack of capacity e.g. employment within settlements. SSA has appropriate considerations however they are not apparent or acted on in the LDP, where the SSA scoring system is used to determine the settlement hierarchy. The lack of logic, the inconsistency and unsoundness of the SSA is demonstrated in the differences between the Dec 2007 SSA and the Sept 2013 SSA for Cowbridge. The substantial change in Cowbridge's ranking from 8th to 4th is not consistent with para 1.4 of the SSA. The proposed housing allocations for Cowbridge would reduce accessibility to the settlement from surrounding villages and increase parking pressures on the Cowbridge high street. Policy HOUS 2 (UDP) should be carried forward to the LDP as no substantial change to Cowbridge has happened to warrant its omission. The locations of housing proposals for Cowbridge are unsustainable on the basis the developments are too distanced from facilities and services in Cowbridge. Development will cause unnecessary intrusion into greenfield landscape around Cowbridge. Cowbridge has limited employment opportunities resulting in new residents of proposed developments having to commute further afield. Cowbridge has a poor provision of public transport with many residences using private means of transport e.g. car. The SSA rank of 2007 given to Cowbridge is still considered appropriate for the settlement now and housing allocations should be removed/reduced to reflect this.

Council's Response(s):

The Sustainable Settlements Appraisal study was intended to provide an overall indication of the relative sustainability of settlements and settlement groupings within the Vale of Glamorgan and was only a small part of the evidence base that was utilised by the Council in determining site selection. The Findings of the Site Assessment Process (September 2013) background paper provides information on the full site assessment process. Therefore while the comments of the represor are noted the Council considers that amendments to the Sustainable Settlements Appraisal as proposed are not required and would add little to the assessment that has already been undertaken.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/10 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN001 - Cowbridge Comprehensive 6th Form Block, Aberthin Road - Community Use

Representation Type Object

Summary of Representation:

Representation seeks housing allocation MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road to be redesignated for the provision of a new Welsh Medium Primary School.

Council's Response(s):

The requirement for additional education provision in relation to strategic housing development with Cowbridge has been undertaken as part of the LDP preparations and this indicates a need for a new Welsh-medium primary school. It is considered that the proposed location at Darren Farm is the most appropriate for meeting the identified need

Officer Recommendation:

No Change Required

Alternative Site ASN001 - Cowbridge Comprehensive 6th Form Block, Aberthin Road - Community Use

Representation Type Object

Summary of Representation:

Representation seeks housing allocation MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road to be redesignated for the provision of a new Welsh Medium Primary School.

Council's Response(s):

The requirement for additional education provision in relation to strategic housing development with Cowbridge has been undertaken as part of the LDP preparations and this indicates a need for a new Welsh-medium primary school. It is considered that the proposed location at Darren Farm is the most appropriate for meeting the identified need

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/2 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN002 - The Limes, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN002 - The Limes, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge**Represorator ID and details:** ID-178/4/3 Dr C A Pearce Cowbridge & Llanblethian Residents Group**Alternative Site** ASD7,9 - Darren Farm and Link Road**Representation Type** Object**Summary of Representation:**

Representation seek the deletion of the proposed link road associated with Darren Farm housing allocation MG 2 (20).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represorator ID and details: ID-178/4/3 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

Representation seek the deletion of the proposed link road associated with Darren Farm housing allocation MG 2 (20).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/4 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN003 - River Walk, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN003 - River Walk, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/5 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN096 - Former British Legion Site, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN096 - Former British Legion Site, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/6 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN048 - Castle Hill, Llanblethian for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN048 - Castle Hill, Llanblethian for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/7 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN064 - Land at North Road, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN064 - Land at North Road, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-178/4/8 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN004 - Livestock Market, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation objects to housing allocations MG 2 (19), MG 2 (20) and promotes an alternative site ASN004 - Livestock Market, Cowbridge for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represorator ID and details: ID-178/4/9 Dr C A Pearce Cowbridge & Llanblethian Residents Group

Alternative Site ASD08 - MG 6 (4) - Primary School at land north and west of Darren Close - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the proposed Welsh Medium Primary School allocation MG 6 (4) - Primary School at land north and west of Darren Close.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represorator ID and details: ID-178/4/9 **Dr C A Pearce** **Cowbridge & Llanblethian Residents Group**

Alternative Site ASD08 - MG 6 (4) - Primary School at land north and west of Darren Close - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the proposed Welsh Medium Primary School allocation MG 6 (4) - Primary School at land north and west of Darren Close.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-182/1/1 Andrew Muir Persimmon Homes Wales Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the estimated housing requirement is too low considering the amount of expected employment in and around the Vale of Glamorgan. Amend by increasing the housing requirement based on up to date WAG housing projection (2011) and a closer relationship between expected employment and housing requirement.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-182/2/1 **Andrew Muir** **Persimmon Homes Wales Ltd**

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-182/3/1 Andrew Muir Persimmon Homes Wales Ltd

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

MG 16 should include provision for the Llysworney Bypass to ensure the employment strategy of the LDP is deliverable. This is due to the rural locations of the proposed Llandow Trading estate and the Vale business Park which would benefit from better transport links making business more viable.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-196/1/1 Chris Lambart Land Use Planning Adviser, The National Trust

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-269/1/1 Mr M J Ball

Alternative Site ASN041 - Land South West of Orchard Farm House, Boverton Road, Boverton - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN041 - Land South West of Orchard Farm House, Boverton Road, Boverton for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Represor ID and details: ID-291/1/1 Sqn Ldr P G Boley (Ret'd)

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site**Representation Type** Object**Summary of Representation:**

Deletion of MG2 (7) land north of NAR.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road**Represorator ID and details:** ID-291/1/2 **Sqn Ldr P G Boley (Ret'd)****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Representer ID and details: ID-291/1/2 Sqn Ldr P G Boley (Ret'd)

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Represor ID and details: ID-291/2/1 Sqn Ldr P G Boley (Ret'd)

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Deletion of MG2 (7).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road**Represorator ID and details:** ID-291/2/2 **Sqn Ldr P G Boley (Ret'd)****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Representor ID and details: ID-291/2/2 Sqn Ldr P G Boley (Ret'd)

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-483/1/1 Mrs S E Stuart

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-483/2/1 Mrs S E Stuart

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represantor ID and details: ID-490/1/1 Rhian Kyte Caerphilly County Borough Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy SP 2 and recommends a need for a mechanism for better co-ordination of the allocation of strategic sites at the regional level.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-490/1/2 Rhian Kyte Caerphilly County Borough Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation supports the strategic site allocations at the St Athan and Cardiff Airport Enterprise Zone but seeks clarification of the status of the strategic employment allocation at Land South Junction 34, M4, requesting further justification for its identification as a strategic employment site.

Council's Response(s):

Comments are noted and support welcome.

In respect of the strategic employment allocation of Land to the South of Junction 34 M4 Hensol, this is an existing long established employment site which was originally developed by Bosch with financial assistance from the former Welsh Development Agency as part of a major regional inward investment programme that recognised the strategic importance of development along the M4 corridor.

The site therefore has a longstanding history of employment use and its classification as a "strategic employment site" within the LDP has been made on the basis of the Council's Employment Land and Premises Study 2013. Such sites are defined within the study as those which are "of scale, location and setting capable of being broad business park developments competing for investment in the regional/sub regional market place. These are prime sites for marketing to a cross-section of users - including new inward investment into the Vale. They can also meet the needs of image conscious, aspirational companies already located in the area"

In 2011, the site and adjacent land was acquired by Renishaw Ltd with the intentions to expand their operations on the site and also further develop the land for employment uses, which include a potential regional distribution hub. The allocation of site under policy MG9 (10) is in recognition of the long term development proposals of the existing, and shall ensure that future planning proposals for the site with be undertaken in accordance with the policy requirements of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-490/1/3 Rhian Kyte Caerphilly County Borough Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

SP 7 should identify the transport necessary to support the planned expansion of Cardiff Airport. This should include strategic highway improvements, enhancing public transport services to meet travel demand outside of normal service hours and direct travel from other areas.

Council's Response(s):

Comments are noted. Strategic highway improvements to Cardiff Airport have been advocated by numerous agencies and individuals for many years. However, as the airport has only recently been acquired by the Welsh Government and its operation and improvement will no doubt be the subject of future investigative studies and assessments, the Council is unaware at this time of likely highway improvements that may be required or indeed how these might be funded and the inclusion within the deposit LDP therefore of any such scheme would in the view of the Council be premature. The Council is aware that a subsidised bus service between Cardiff bus station and the airport has been operating successfully since the airport was acquired by the Welsh Government and it is hoped that such initiatives continue, however in the current financial climate, such initiatives and improvements will need to be Welsh Government led and supported.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-490/1/4 Rhian Kyte Caerphilly County Borough Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy SP8.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-534/1/1 Dr G S Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-535/1/1 Mr C F Tatt

Alternative Site ASN101 - Land at Dow Corning, Barry - Transportation - new station / transport interchange

Representation Type Object

Summary of Representation:

SP 7 should make provision for a large park & ride facility on the old B.P site to meet the need of Barry residents commuting to work. Barry has the largest population in the Vale of Glamorgan therefore it should have the greatest need for a park and ride facility.

Council's Response(s):

It should be noted that no detailed assessment has yet been given to how a park and ride facility would be incorporated into the existing country park however the country park is seen as an appropriate location for the siting of such a facility. Similarly, no consideration has been given at this time to the operation and management of any park and ride facility however the Council would seek to ensure that any facility would not adversely impact on the use and enjoyment of the Country Park. Similarly the implementation of car parking charges has not been considered by the Council. With regard to the siting of a park and ride facility on industrial land on the outskirts of Barry, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the site identified and allocated within the LDP under Policy MG16 (12) at Cosmeston Lakes Country Park is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. Further, the land suggested is within private ownership and forms a part of a major existing employment site within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (8) - Bus Park & Ride at Cosmeston

Representor ID and details: ID-548/1/1 **Mr Mark and Mrs Janet Frost**

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Representor objects to the facility as the qualities which attract visitors to Cosmeston Country Park (tranquillity, recreation etc.) would be destroyed and additional traffic congestion would be created. Increase in car crime as cars left in park facility for the day and loss of greenfield land when brown field sites are available as an alternative.

Council's Response(s):

A Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers that the site at Cosmeston Lakes Country Park is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal that would help reduce the number of car based daily journeys to/from Cardiff. It should be noted that in addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan. Any security issues at the site will be addressed as a part of the scheme and its ongoing management.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-554/1/1 Mrs J M Caig

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site**Representation Type** Object**Summary of Representation:**

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-554/1/2 Mrs J M Caig

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-554/1/3 Mrs J M Caig

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of references to site MG2 (46) in Appendix 4.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-554/1/4 Mrs J M Caig

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of references to site MG2 (46) in Appendix 5.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-554/2/1 Mrs J M Caig

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-554/3/1 Mrs J M Caig

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-613/1/1 **Mr R & Mrs S Midgley**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-613/2/1 Mr R & Mrs S Midgley

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Represor ID and details: ID-643/1/1 Mr V Driscoll

Alternative Site ASA01 - Land at Sunnycroft Farm, Sunnycroft Lane, Dinas Powys - Sites of Importance for Nature Conservation - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the SINC designation associated with alternative site ASA01 - Land at Sunnycroft Farm, Sunnycroft Lane, Dinas Powys.

Council's Response(s):

The Sites of Importance for Nature Conservation (SINC) designations contained within the Deposit LDP have been identified according to guidance published by the Wales Biodiversity Partnership ('Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Sites Systems in Wales') which was adopted by the Vale of Glamorgan Council in 2009 and which provides a robust set of criteria against which all potential SINC sites could be assessed. The 2013 SINC review survey builds on previous SINC identification works which commenced in 1999 and the Council therefore considers that the SINC designations identified on the LDP Proposals Map are based on a robust evidence base which accurately reflects locally important nature conservation sites within the Vale of Glamorgan. The Council therefore considers that the deletion of the SINC site is unjustified and that no changes in this respect are required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Representor ID and details: ID-643/1/2 Mr V Driscoll

Alternative Site ASA02 - Land at Sunnycroft Farm, Sunnycroft Lane, Dinas Powys - Residential Settlement Boundary - extend designation to include site

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the residential settlement boundary to include alternative site ASA02 - Land at Sunnycroft Farm, Sunnycroft Lane, Dinas Powys for inclusion in the deposit LDP for residential development.

Council's Response(s):

The representation has been made in relation to the inclusion of land at Sunnycroft Farm within the residential settlement boundary and for its allocation within the LDP. In this regard the Council are of the view that the LDP identifies sufficient and appropriate housing land and there is no requirement to include Sunnycroft Farm as a housing allocation within the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Representor ID and details: ID-643/2/1 Mr V Driscoll

Alternative Site ASN008 - Land at Sunnycroft Farm, Sunnycroft Lane, Dinas Powys - Residential

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN008 - Land at Sunnycroft Farm, Sunnycroft Lane, Dinas Powys within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-697/1/1 Ms S Nash

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-697/2/1 Ms S Nash

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-697/3/1 Ms S Nash

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (21) - Plasnewydd Farm, Llantwit Major

Represantor ID and details: ID-799/1/1 Mrs Ruth Irving

Alternative Site ASD05 - MG 2 (21) - Plasnewydd Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-876/1/1 Mr S Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-876/1/2 Mr S Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represorator ID and details: ID-912/1/1 Mrs P Long

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-912/1/2 Mrs P Long

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comment on housing developments MG2 9, MG2 10, MG2 11.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-912/2/1 Mrs P Long

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG 19 (Sites of Importance for Nature Conservation).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-912/2/2 Mrs P Long

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG19

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG16 (14) - Northern Access Road (St Athan Enterprise Zone)**Representor ID and details:** ID-937/1/1 Mr M K Thomas**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG16 (14) - Northern Access Road (St Athan Enterprise Zone)

Represantor ID and details: ID-937/1/1 Mr M K Thomas

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Representor ID and details: ID-952/1/1 Ms J Roberston

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for SINC 288 - No change specified.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Representor ID and details: ID-952/2/1 Ms J Roberston

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2 Housing Allocations in Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-953/1/1 Mr C A Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 should be amended to include traffic mitigation measures north of the A48 at Peterson and Pendoylan villages to protect the settlements from increased traffic which will compromise the character of the settlements. The inclusion of traffic calming measures or 20mph speed limits within the settlements should be considered.

Council's Response(s):

In support of the Deposit LDP the Council has assessed the strategic highway network to identify which junctions and/or links are under pressure from excessive vehicular movements. The Highway Impact Assessment assesses the impact of the proposed future development sites on the strategic highway network within the Vale of Glamorgan which will enable the targeting of resources to those areas where pressure has been identified. Details of highway improvements are contained within the Council's Draft Infrastructure Plan September 2103. Further, it is a requirement of the development of the site (Appendix 5) that any future planning application is informed by a robust Transport Assessment that evaluates and determines mitigation measures that alleviate any detrimental impacts that future development proposals will have on the local highway network and associated road junctions. While such an assessment may consider some of the issues raised by the representor, speeding is not an issue that would form part of any future consideration and is something that should be raised with the Council's highway officers and/or the traffic enforcement officer of the police force.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representer ID and details: ID-953/1/2 Mr C A Powell

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Objects to SP 3 (Residential Requirement) on the grounds there is a need for small scale development to meet the housing needs for the elderly and young population. Amend by allowing more small scale development within local areas.

Council's Response(s):

Comments noted. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-953/1/3 Mr C A Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Represor supports the proposal but has suggested a further cycling route north of the A48 from St Fagan's through Peterston Super Ely, crossing the A48 before joining the National Cycle route 88 at Gigman Bridge passing through Llantrithyd village and extension of the Ely Trail.

Council's Response(s):

The Deposit LDP identifies walking and cycling proposals across the Vale of Glamorgan which seek to encourage the greater use of sustainable transport and promote walking and cycling. While the additional routes proposed by the represor may have merit, given the limited resources at its disposal, the Council must concentrate its efforts in the most appropriate manner. In this regard, the development and completion of the National Cycle Network Route 88 as identified by Sustrans in their 2008 feasibility report is one of the Council's primary objectives for walking and cycling. This route will be supplemented by other routes identified and progressed through the Council's obligations under the Active Travel Act. Notwithstanding this, the Council will continue to consider and investigate additional walking and cycling routes as and when they occur. Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-953/1/4 Mr C A Powell

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the retention of bus services at their current level to meet local needs.

Council's Response(s):

The comments are noted, the Council is currently unaware of any proposed cuts to local bus services as described. The management of bus services is not an issue for the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representer ID and details: ID-953/1/5 Mr C A Powell

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Objects due to the fragmentation of SINCs. The representation considers wider connections need to be made to allow for species movement. It is suggested that the Ely Valley and Lanlay Meadows be designated as Local Nature Reserves. The representation also considers the proposals for widening Five Mile Lane as well as a section north of Sycamore Cross should include a full Environmental Impact Assessment and that the planning process should give higher priority to maintaining hedgerows regardless if they meet current ancient and size status.

Council's Response(s):

The comments in respect of wildlife corridors under policy MG 19 (Sites of Importance for Nature Conservation) are noted, however policy MD10 (Promoting Biodiversity), actively promotes the creation of wildlife corridors and 'stepping stones' to enable species migration, dispersal and genetic exchange as a result of new development activity. The suggested additional references or policy wording are therefore considered unnecessary.

The designation of the Ely Valley and Lanlay Meadows as a Local Nature Reserve is not a matter for the LDP.

With regard to the widening of the Five Mile Lane, while the proposal itself is listed under Policy MG16 (Transport Proposals), the management and implementation of this scheme will be undertaken by the Council and the need for an EIA will be assessed in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The protection of hedgerows is considered under The Hedgerows Regulations 1997 therefore a specific policy on this is not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1070/1/1 Cllr R Burston

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1070/1/2 Cllr R Burston

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-1080/1/1 Mr M Norris

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Represorator ID and details:** ID-1092/1/1 Mr T S Fowler**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representer ID and details: ID-1092/1/1 Mr T S Fowler

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-1092/1/2 Mr T S Fowler

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-1092/1/3 Mr T S Fowler

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-1092/1/4 Mr T S Fowler

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-1092/1/5 Mr T S Fowler

Alternative Site ASN011 - Former RAF accommodation, East Camp, St. Athan - Mixed Use - Including Residential and Employment

Representation Type Object

Summary of Representation:

Objects to Strategic Site allocation SP 2 (2) (Mixed uses at St Athan). Representation considers additional housing provision should be located on MOD brownfield sites at St Athan to alleviate the need for greenfield development. Amend by replacing allocated greenfield sites with brownfield sites at MOD St Athan (Promotes Alternative Site ASN11).

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated by Welsh Government as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The strategic site has been identified to provide for regional employment needs and comprises of 305ha gross strategic employment site, with a net developable area of 208ha for training, education and employment excellence, particularly for the military and aerospace sectors. The site has been reviewed as part of the Employment Land and Premises Study (2013) and its classification as a "strategic employment site" is supported by the recommendations of the background study which considered the allocation as a 'flagship' site.

Such sites are defined within the study as those which are "of scale, location and setting capable of being broad business park developments competing for investment in the regional/sub regional market place. These are prime sites for marketing to a cross-section of users, including new inward investment into the Vale. They can also meet the needs of image conscious, aspirational companies already located in the area".

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore, with regards to the alternative site promoted, having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. The Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated whilst meeting the identified needs. It is considered that the LDP meets the tests of soundness without the need for the suggested alternative site to deliver the identified needs whilst managing the impact of future development. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

The residential allocations identified at St Athan under policies MG 2 (5, 6 and 7) have been assessed by the Council. The flooding constraints referred to have been taken into account within the boundaries for the proposed allocations. In addition, a Flood Consequence Assessment will be required as part of detailed development proposals. The Council's detailed response to these residential allocations can be found under the Policy MG 2 representation responses.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-1112/1/1 Mr A W Pugsley

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas**Represor ID and details:** ID-1164/1/1 Mrs P M Adams**Alternative Site** ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1164/1/2 Mrs P M Adams

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1165/1/1 Dr P Williams

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1165/1/2 Dr P Williams

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1180/1/1 Mr K Clouston

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1180/1/2 Mr K Clouston

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-1183/1/1 Ms B Bauer

Alternative Site ASA64 - Land east of St Nicholas - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1261/1/1 Ms E J Griffiths

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1261/1/2 Ms E J Griffiths

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1279/1/1 Mr Paul Newman

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1279/1/2 Mr Paul Newman

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-1310/1/1 Mr R Wright

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1438/1/1 Ms S Palmer

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-1438/1/2 Ms S Palmer

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1438/1/3 Ms S Palmer

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1438/1/4 Ms S Palmer

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (8) which has been identified in association with housing allocation MG2 (37) Land to the East of Bonvilston.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1440/1/1 Mr O A King-Davies

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-1440/2/1 Mr O A King-Davies

Alternative Site ASN009 - Land to the rear of Tuar Gaer and White Gables and Land at Pwll Sarn, St. Nicholas - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN009 - Land to the rear of Tuar Gaer and White Gables and Land at Pwll Sarn, St. Nicholas for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/1/1 Mr N McLean

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (36) - Land adjoining Court Close, Aberthin and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/1/2 Mr N McLean

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (19) - Land adjoining St. Athan Road, Cowbridge and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representer ID and details: ID-1479/1/3 Mr N McLean

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston and proposes its deletion.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/1/4 Mr N McLean

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (44) - Land adjacent to St Brides Road, Wick and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-1479/2/1 Mr N McLean

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development, and the deletion of MG2 Minor Rural Settlement allocations.

Council's Response(s):

In preparing its LDP, the Council is required to follow the legislative process for LDPs set out in Part 6 of the Planning and Compulsory Purchase Act 2004. A key stage in this process is the Pre Deposit Participation and Public Consultation on Strategic Options Stage (Regulation 14 &15), and places a requirement on the Council to prepare in partnership with key stakeholders a pre deposit document setting out the Council's vision, strategic options, preferred strategy and key policies that will provide the overall policy framework for the Deposit LDP.

In accordance with this requirement in May and July 2007, the Council held workshops with stakeholders on the potential strategy options for the Vale of Glamorgan. In total 9 strategic options were identified, including the development of a new settlement within the Vale of Glamorgan. These nine options were also the subject of a Sustainability Appraisal which concluded that of the 9 options identified, Option 5 (the current Deposit LDP Strategy) would provide the widest sustainability benefits.

On the basis of the findings of the Sustainability Appraisal, between January and February 2008 the Council publicly consulted on the LDP Draft Strategy document, which set out the Council's proposed vision, objectives and preferred growth strategy for the Vale of Glamorgan.

During this consultation, the Council received 210 representations to the Draft Preferred Strategy, and included the proposal of a further spatial option (8a), namely the addition of Llandow Newydd as the location of a new settlement alongside the preferred LDP strategy. In response to this proposal the Council undertook a further appraisal of the options, which concluded that the current LDP strategy provided the most sustainable option for the Vale of Glamorgan.

In addition to the above, in preparing the LDP, the Council is also guided by the policy requirements prescribed national, and primarily contained within Planning Policy Wales (PPW). This advises that local planning authorities should direct development to the sustainable locations with the overall aim of reducing the need to travel by locating development within existing urban areas or other locations which are or can be served by public transport. Furthermore in identifying land for future development PPW advises that local planning authorities firstly consider re-use of previous developed land and buildings within settlements, then settlement extensions and finally new development around settlements with good public transport links (Paragraph 9.28 refers).

Finally, in respect of new settlements, PPW indicates that "any proposals for new settlements should be promoted through, and fully justified in, the development plan. Plans should state clearly the contribution which developers will be expected to make towards the provision of infrastructure, community facilities and affordable housing. New settlements on greenfield sites are unlikely to be appropriate in Wales, and should only be proposed where such development would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements. (Paragraph 9.27)"

In this respect, in considering the proposed development of land at Llandow Airfield, the Council commissioned a review of the agricultural land quality of the undeveloped areas of which the proposed new settlement would occupy. This revealed that a significant area of the land 51ha falls within grade 3a agricultural land classification (best and most versatile



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-1479/2/1 Mr N McLean

classification), and a further 36 ha of 3b agricultural land.

In this regard PPW states that:

“In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.”

On the basis of the above, the Council consider that it has fully considered all policy options when preparing the Deposit LDP, including satisfying the requirement of national policy when consider the suitability of a new settlement at Llandow Airfield, alongside other existing established settlements.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-1479/3/1 Mr N McLean

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

SP 7 should include provision of Llysworney Bypass as there is an identified need for the scheme. Current traffic movement through the top part of the settlement is fast (above the 30mph limit). The narrowness of the road only allows for a single vehicle to pass. Heavy goods vehicles are detrimental to the structural integrity of the roads within the settlement. The bypass scheme will contribute to the Vales economy creating efficient access for businesses and commuters.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren Farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/4/1 Mr N McLean

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to the scale of development allocated within MG2 for minor rural settlements on the grounds that the level of housing is disproportionate.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-1479/4/10 Mr N McLean

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (45) - Land off Sandy Lane, Ystradowen. This section of the representors submission relates to potential sewerage and flooding issues as a result of the proposed development.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/4/2 Mr N McLean

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to housing allocation MG2 (45) Land off Sandy Lane, Ystradowen on the grounds that additional housing would not support of enable exisying or new services and facilities.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/4/3 Mr N McLean

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (45) - Land off Sandy Lane, Ystradowen. This section of the repesors submission challenges the Council's Sustainability Settlement Appraisal Background Document as it relates to Ystradowen, and the functional links identified in the document.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised with this representation is provided within the Council's Deposit LDP Consultation Report: Summary of Consultation and Key Issues.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-1479/4/4 Mr N McLean

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the removal of settlement boundaries around minor rural settlements, and highlighting the the projected 26 windfall dwellings identified by the Council in the Housing Land Supply Background Paper, whilst be excessive is also not assured as being the maximum due to the removal of settlement boundaries.

Council's Response(s):

While the Council acknowledges that settlement boundaries are a widely accepted and useful planning policy tool for managing development by enabling local authorities to distinguish between existing built up areas and countryside, there is no specific requirement within national planning policy for Local Planning Authorities to identify settlement boundaries when preparing development plans. Where references are made to settlement boundaries within PPW these are made within the context of safeguarding the countryside and encouraging sustainable development, with best practice advocating directing new development either within or in close proximity to exiting sustainable settlements. The application of settlement boundaries therefore allows local planning authorities to define what constitutes "within or close proximity".

However, TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that:

"In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries".

Within this policy context the Council has considered the merits and appropriateness of maintaining settlement boundaries for those settlements identified in the DLDP settlement hierarchy. The Council acknowledges that maintaining settlement boundaries can provide a long standing approach to restricting inappropriate expansion of development into the countryside, and provides certainty to communities, landowners and developers as to where the Council wish to see future development occur. Within the larger settlements, maintaining settlement boundaries would ensure that priority is given to the delivery of DLDP housing allocations which could otherwise be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations.

However, one of the key disadvantages of settlement boundaries is that this creates a general presumption that development within residential settlement boundaries is acceptable. In rural settlements this is particularly problematic as it places undue pressure on infill development which can impact on the rural character of the settlements, many of which in the Vale of Glamorgan contain rural conservation areas. Additionally, this presumption in favour of development artificially increases land values within boundaries compared to those outside of the settlement boundaries and also creates "hope values" on land adjoining settlement boundaries (i.e. land that could be included sometime in a future plan review or as a potential "rounding off" development site). The latter reduces the opportunities for "rural exceptions" affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted. This is considered likely to be a key reason for a limited number of rural exception sites for affordable housing being proposed and delivered over the life of the Unitary Development Plan.

Furthermore, whilst providing more certainty on locations likely to be acceptable for most forms of development, especially housing, residential settlement boundaries should not be considered as a strait jacket to all forms of development. Policies in PPW and those in the Adopted UDP and DLDP allow in principle, some forms of development on the edge of a minor villages which are outside but adjacent to the residential settlement boundary (such as proposals for affordable housing, community facilities and rural employment). Likewise it is not

Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin**Represor ID and details: ID-1479/4/4 Mr N McLean**

always the case that sites/proposals on land within a settlement boundary are suitable for development, which highlights the case that proposals for new development are simply not determined on whether a site falls within or outside a boundary line drawn on a plan. In this respect, such proposals are considered within the wider context of the site itself alongside other factors such as character of the surrounding area, adjoining uses, and the provision of adequate amenity space, and safe and suitable access.

□

In light of these factors, the DLDP has proposed settlement boundaries around the Key, Service Centre and Primary settlements which as detailed above are the focus of the majority of future development opportunities. For the Minor Rural Settlements, alongside a number of housing allocations, the DLDP utilises a criteria based approach for the assessment of future development proposals (Policy MD6 – Development within Minor Rural Settlements). The aim being to ease development pressures within Minor Rural Settlements by allowing “windfall” developments to come forward where considered appropriate on a case by case basis, whilst safeguarding the countryside from inappropriate development. This is particularly the case for those settlements within the hierarchy where housing allocations have been identified.

Notwithstanding this, Policy MD6 maintains the ability for the Council to restrict inappropriate expansion of development in the countryside, proposals which would have a detrimental impact on the existing settlement or on the wider area. This approach is set out within Policy MD6, Criteria 1 to 5, and is reinforced at paragraph 7.30 of the DLDP which states that:

“New development should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important, and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which present an incongruous or large scale extension will not be permitted”.

The criteria contained within Policy MD6 have been developed to reflect the material considerations that the Council would need to consider if settlement boundaries were maintained, for example relating to its impact on the countryside and character of the settlement. This enables development proposals within Minor Rural Settlements to be considered on their own merits rather than considering whether a potential development site lies within or outside a settlement boundary. Indeed, it should be noted that UDP Policies HOUS2 and HOUS8 allow for appropriate small scale development adjacent to settlement boundaries when assessed against other criteria based policy within the plan. It is considered that the criteria proposed within Policy MD6 are sufficiently detailed to control and manage development proposals within Minor Rural Settlements and have been significantly enhanced from those previously utilised.

It is therefore considered that policy MD6 maintains the ability to appropriately manage new development proposals without imposing the restrictive approach of using settlement boundaries to control future development. This allows for appropriate small scale development within Minor Rural Settlements to be considered on individual merit rather than restricting new development opportunities to a limited number of small-infill and rounding-off plots within and adjoining the defined settlement boundary. This will allow the character of existing settlements to be safeguarded and assist in meeting local housing needs in rural villages, thereby supporting their longer term viability. Therefore, the proposed change is not considered to be required to ensure the soundness of the LDP.

The Council also wish to highlight that similar approaches to the management of rural settlement developments and the removal of settlement boundaries has been proposed within Local Plans in England, notably the Cornwall Local Plan (2010-2030) and the Wiltshire LDF Core Strategy (2011).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/4/5 Mr N McLean

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Representation challenges the requirement for additional affordable housing in minor rural settlements, highlighting that there is greater need for affordable housing in the Barry and the Penarth sub-markets- arguing that additional housing should be directed to these areas.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/4/6 Mr N McLean

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to housing allocation MG2 (45) Land of Sandy Lane, Ystradowen, alongside the projected 26 windfall dwellings identified by the Council in the Housing Land Supply Background Paper, highlighting that the overall number of 111 dwellings is disproportionate to the size of Ystradowen and that allocated to other minor rural settlements.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-1479/4/7 Mr N McLean

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation makes the prescribed densities for housing developments in rural settlements, making specific referenece to Policy MD7. The representation objects to housing allocation MG2 (45) Land of Sandy Lane on the grounds that the number of houses per hectare proposed is greater than that locally.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthir

Represor ID and details: ID-1479/4/8 Mr N McLean

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (45) - Land off Sandy Lane, Ystradowen. This section of the representors submission challenges the Council's Sustainability Settlement Appraisal Background Document as it relates to Ystradowen, and the likely impact of future development within Ystradowen.

Council's Response(s):

The LDP Settlement Hierarchy ranks the towns and villages within the Vale of Glamorgan in a manner which reflects the level of services and facilities that each settlement offers. The categories of settlements within the hierarchy generally reflect each settlement's individual role based on the geographical areas which they serve. The aim of establishing a settlement hierarchy is to promote sustainable communities where new development is located close to services and facilities with good public transport links. By locating housing, jobs and services in close proximity to one another the need for travel will be reduced and the ongoing prosperity of existing settlements will be supported.

The Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 (UDP), policy HOUS2 identified a hierarchy of urban and rural settlements where additional small scale windfall housing development would be considered acceptable. The settlements identified within the UDP hierarchy were considered to "have sufficient physical form and capacity to assimilate further infill development without it having a detrimental impact on their existing character and environment" (paragraph 4.4.63).

For the LDP settlement hierarchy, the Council undertook a Sustainable Settlements Appraisal (SSA) of all settlements within the Vale of Glamorgan using a range of key sustainability measures developed by the Council, which reflected the general principles set out in national planning policy. Using these measures, the review involved an audit of the services and facilities within each settlement, and a system of scoring that ranked each settlement according to the level of services available against the key sustainability measures. Secondary data was also collected to further expand upon the availability of services and facilities such as bus timetables and school catchment areas. Further details on the methodology and findings are set out in the Council's SSA Background Paper (Submission Document No. 39).

Through the Council's SSA, the list of settlements originally identified in the UDP has been refined to exclude the rural villages of Broughton, Llanbethery, Llysworney and Trerhyngyll as previously identified in the UDP hierarchy. Additionally, the review refined the hierarchy of urban and rural settlements previously identified into 4 categories of settlements that reflect provision and accessibility of services, alongside the role and function of each settlement category as they relate to other settlements in the hierarchy.

The top tiers of the LDP Settlement Hierarchy which consist of the key settlement of Barry, the Service Centre settlements of Cowbridge, Llantwit Major and Penarth and the Primary Settlements of Dinas Powys, Llandough (Penarth), Rhoose, St Athan and Wenvoe are well established settlements with the largest population catchments and were previously identified within HOUS2 of the Adopted Vale of Glamorgan Unitary Development as areas within which the principle of additional housing was accepted. Additionally, as with UDP policy HOUS2, the LDP settlement hierarchy cascades down to include smaller rural villages which are considered to provide a sufficient level of access to services and facilities to accommodate additional growth to sustain rural communities by meet local housing and providing opportunities for local employment.

In developing the spatial strategy and settlement hierarchy the Council has sought to contribute to the achievement of sustainable development. The majority of growth is directed to the main urban settlements in line with national policy and economic and environmental sustainability objectives. However, the Council considers that the social element of sustainability - supporting cohesive and vibrant local communities, providing housing to meet identified needs and maintaining accessible local services - constitutes an integral component and has particular resonance for rural communities within Vale of Glamorgan. Therefore the Council maintains that the spatial strategy and settlement hierarchy should also enable a proportion



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representer ID and details: ID-1479/4/8 Mr N McLean

of overall housing growth to be directed towards the smaller rural settlements in support of social sustainability objectives.

The Council therefore considers that the proposed settlement hierarchy is sound, based on a transparent and robust methodology and established assessment criterion. The Council maintains that the position of individual settlements within the hierarchy reflects their role, function and overall level of sustainability. Therefore the Council maintains that the spatial strategy and settlement hierarchy for the Vale as a predominantly rural authority should enable a proportion of the overall housing growth proposed within the DLDP to be directed towards the smaller rural settlements to support social sustainability objectives.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-1479/4/9 Mr N McLean

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (45) - Land off Sandy Lane, Ystradowen. This section of the represors submission relates to potential impacts on education provision as result of the proposed development.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representer ID and details: ID-1479/5/1 Mr N McLean

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation has been made in relation to the LDP strategic option 5 contained in the SA report.

Council's Response(s):

The Council is of the opinion that it has fully considered the sustainability performance of the LDP Preferred Strategy Options and that the issues raised within the representation relate to an earlier stage of the LDP and has been subject to separate pre deposit public consultation. Further details can also be found in the Council's Revised Options Appraisal Report (2009).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-1526/1/1 Sir Brooke Boothby

Alternative Site ASN010 - Land east of Station Road, East Aberthaw - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN010 - Land east of Station Road, East Aberthaw for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-1526/2/1 Sir Brooke Boothby

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to fourth sentence in para. 6.131 (MG 21 Buffer Zones) due to lack of alignment with Mineral Planning Policy para. 40 (Buffer Zones). Amend sentence to allow for development within buffer zones located within or on the far side of an existing built up areas.

Council's Response(s):

Comments noted. In order to ensure consistency with Minerals Planning Policy Wales it is proposed that the fourth sentence of paragraph 6.131 be amended to clarify the implementation of Policy MG 21 in instances where new developments in relation to the mineral operation are located within existing built up areas which encroach into buffer zones.

Amend fourth sentence of LDP paragraph 6.131 to read:

“Within the buffer zone, there should be no new mineral extraction or new sensitive development, except where the site of the new development in relation to the mineral operation would be located within or on the far side of an existing built up area which already encroaches into the buffer zone”.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1580/1/1 Mr T Usher

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1580/1/2 Mr T Usher

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1648/1/1 Mr J Beadsworth

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-1648/1/2 Mr J Beadsworth

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-1701/1/1 Mr R L Traherne

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for site MG2 (43) - Land to the East of St Nicholas.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-1701/1/2 Mr R L Traherne

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the supporting justification of policy MG4 Affordable Housing to indicate the mix between intermediate and social housing in various rural settlements.

Council's Response(s):

The Council considers it to inappropriate to specify the actual mix of housing across the rural settlements, since the housing requirements of any given area can change over time. Additionally site viability and other factors such as the availability of social housing grant can also influence the actual mix and tenure of affordable housing to be delivered on site. Accordingly, the mix and tenure of housing will be determined at the time of the proposed development, and this shall be based the identified local need within the relevant housing market area within which the development is located at the time of the proposal. The housing needs of aging population are provided across all type of tenure i.e. both private and affordable- consequently the Council considers it not necessary to specifically identify the elderly population given that their housing requirements/choices are largely influenced by personal circumstances.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representer ID and details: ID-1701/1/3 Mr R L Traherne

Alternative Site N/A

Representation Type Support

Summary of Representation:

Comments on the need for addition supporting text under MG 4 to give an indication of the likely mix between intermediate and social housing in rural settlements. Add a paragraph that would consider elderly accommodation which would accord with emphasis the Plan make on meeting the needs of the ageing population.

Council's Response(s):

The Council considers it to inappropriate to specify the actual mix of housing across the rural settlements, since the housing requirements of any given area can change over time. Additionally site viability and other factors such as the availability of social housing grant can also influence the actual mix and tenure of affordable housing to be delivered on site. Accordingly, the mix and tenure of housing will be determined at the time of the proposed development, and this shall be based the identified local need within the relevant housing market area within which the development is located at the time of the proposal.

The housing needs of ageing population are provided across all type of tenure i.e. both private and affordable- consequently the Council considers it not necessary to specifically identify the elderly population given that their housing requirements/choices are largely influenced by personal circumstances.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-1701/1/4 Mr R L Traherne

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for site MG2 (43) - Land to the East of St Nicholas.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-1701/1/5 Mr R L Traherne

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2 43 Land to the East of St Nicholas.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-1735/1/1 Mr S.R.Hunt

Alternative Site ASD44 - MG 2 (24) - Land adjoining St Joseph's School, Sully Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-1735/1/2 Mr S.R.Hunt

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-1735/1/3 Mr S.R.Hunt

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-1735/1/4 Mr S.R.Hunt

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-1735/1/5 Mr S.R.Hunt

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-1735/1/6 Mr S.R.Hunt

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/1/1 Mr T Knowles

Alternative Site N/A

Representation Type Object

Summary of Representation:

Concerns of the capacity of the A48 and its resulting traffic issues. Amend policy by inserting a paragraph asserting no residential developments will be permitted between Cowbridge and Culverhouse Cross unless and until satisfactory highway improvements have been achieved to alleviate the traffic and capacity issues. Mentions objection to SP 7.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study adequately addresses the concerns raised. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments (TA) will be required for most development proposals. The TA will evaluate likely highway impacts and propose any mitigation measures that might be required as a result of new development. The Council considers that the restriction of housing development within the areas identified and in the manner proposed by the repesor is not necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/1/2 Mr T Knowles

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/1/3 Mr T Knowles

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/2/1 Mr T Knowles

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/3/1 Mr T Knowles

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Objection to Sustainability Appraisal MG 2 (43) - Land to the East of St. Nicholas and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/4/1 Mr T Knowles

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (43) - Land to the East of St. Nicholas.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/4/2 Mr T Knowles

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/5/1 Mr T Knowles

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the Council reference within the LDP to the Local Housing Market Assessment and the LDP's conclusion that there is requirement for affordable housing across the Vale of Glamorgan.

Council's Response(s):

The Vale of Glamorgan 2010 Local Housing Market Assessment (LHMA) provides the most up-to-date assessment of housing needs within the Vale of Glamorgan and this indicates that within the rural housing market areas there is an affordable housing requirement of 45 dwellings per annum. The LHMA is supplemented by the RHNA, which refines the affordable housing needs within rural villages identifying an annual requirement for 250 affordable dwellings between 2010 and 2015. Additionally, Appendix A5 of the RHNA seeks to identify the overall housing requirement across all tenures (market and affordable housing) between 2010-2030 and this projects a requirement for the rural Vale of some 3,266 additional market dwellings, 370 intermediate tenure dwellings and 1,372 social rented dwellings (Tables A5.4-A5.6 refers).

Accordingly, the Council considers that in meeting the overall identified housing requirement for the Vale of Glamorgan, the distribution of housing within the Deposit LDP will assist in meeting the future housing requirements of both urban and rural areas, thereby ensuring their long term viability and sustainability.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/5/2 Mr T Knowles

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (37) - Land to the East of Bonvilston.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/5/3 Mr T Knowles

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

Delete open space provision MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete associated with housing allocation MG2 (43) Land to the east of St Nicholas.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/6/1 Mr T Knowles

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (37) - Land to the East of Bonvilston.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represorator ID and details: ID-1784/6/2 Mr T Knowles

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (43) - Land to the East of St. Nicholas.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Representor ID and details: ID-1784/6/3 Mr T Knowles

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MD 1 on the grounds the criteria set out in MD 1 should apply to the selection of allocated sites as well as unallocated sites. This has resulted in unsuitable sites being allocated, refers to MG 2 sites 37 and 43.

Council's Response(s):

Policy MD1 is an overarching locational policy which seeks to assess new development applications on unallocated sites against a range of criteria which seek to support communities, protect land and safeguard resources. For allocated sites such as those identified in policy MG2 of the deposit LDP, these factors have already been considered and it is not considered necessary to apply them further. Notwithstanding the above and subject to the Examination in Public while policy MG2 sites are deemed to be suitable for future development, they remain subject to the formal planning application process and will be assessed against the remaining policies of the LDP. The Council therefore considers that the removal of the wording as prescribed by the representor is unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-1784/6/4 Mr T Knowles

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites**Represor ID and details:** ID-1814/1/1 Ms A Barnaby**Alternative Site** N/A**Representation Type** Object**Summary of Representation:**

Representation objection to policy SP 2 and the strategic site allocation in the St Athan area. Representation considers that as a brownfield site the proposed residential development should be located on the St Athan Strategic Site. It is also considered that the housing allocations need to be revised with consideration for surrounding infrastructure. Concerns were raised regarding the scale and scope of the proposed employment uses at the St Athan Strategic Site. All greenfield sites at St Athan should be removed together with the removal of the majority of the residential allocations as part of the Strategic Site.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

With regards to the impact on local infrastructure the Council has produced a Draft Infrastructure Plan which is supported by a series of associated background papers. This identifies the various infrastructure requirements to support the proposed level of housing growth within the LDP, including those arising from each allocation, which could be sought under policy MD 4 (Community Infrastructure and Planning Obligations) and the Plan's other development management policies. Appendix 1 of the draft Infrastructure Plan sets out the likely site specific infrastructure requirements for a range of facilities according to the scale of the proposed development and existing levels of provision in the vicinity of the development. This includes consideration of a range of local facilities and infrastructure types such as transportation (including walking and cycling, public transport, other sustainable transport and highway infrastructure), education facilities, community facilities (including libraries, community buildings and leisure facilities) and open spaces (equipped play areas and outdoor sports provision). Appendix 2 of the draft Infrastructure Plan sets out the overall authority wide and strategic infrastructure requirements. For each infrastructure type the draft Infrastructure Plan identifies the potential funding sources which include planning obligation requirements that would be sought by the Council in the consideration of any future planning application. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/1/2 Ms A Barnaby

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 1 due to housing supply being considered too high and the estimated figures for growth being unrealistic.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/1/3 Ms A Barnaby

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of all greenfield housing allocations. It is considered there has been an overreliance on greenfield sites and that brownfield sites such as the enterprise zone should be used for housing supply rather than for business and employment use.

Council's Response(s):

The representation seeks the inclusion of a new site for inclusion within the Deposit LDP for residential development.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated within the LDP are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the suggested alternative site to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/1/4 Ms A Barnaby

Alternative Site ASN011 - Former RAF accommodation, East Camp, St. Athan - Mixed Use - Including Residential and Employment

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN011 - Former RAF accomodation, East Camp, St. Athan for inclusion in the Deposit LDP for mixed uses including residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/1/5 Ms A Barnaby

Alternative Site Please Select

Representation Type Object

Summary of Representation:

Representation seeks a review of the Enterprise Zone in relation to employment land allocation in the area and to be brought inline to a realistic size.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic site. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study. Further supporting evidence in relation to the employment policies of the Plan and the strategic employment sites is provided in the Further Advice on the Employment Land and Premises Study document (2015).

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development or other alternative uses within the Enterprise Zone due to its regional importance and wider economic benefits. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/2/1 Ms A Barnaby

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 1 due to housing supply being considered too high and the estimated figures for population growth being unrealistic recommending growth of only 2420 homes not 9950 homes quoted in MG1.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change

Deposit Plan Policy - SP2 - Strategic Sites**Represor ID and details:** ID-1814/3/1 Ms A Barnaby**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/3/1 Ms A Barnaby

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/3/2 Ms A Barnaby

Alternative Site

Representation Type Object

Summary of Representation:

Representation seeks greater diversity of businesses in the Enterprise Zone at St Athan. It was considered that priority should be given to supporting smaller indigenous businesses rather than targeting on major international sector, Aerospace which is unsustainable.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic site. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study. Further supporting evidence in relation to the employment policies of the Plan and the strategic employment sites is provided in the Further Advice on the Employment Land and Premises Study document (2015).

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development or other alternative uses within the Enterprise Zone due to its regional importance and wider economic benefits. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/4/1 Ms A Barnaby

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/5/1 Ms A Barnaby

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

Objects to the allocation of greenfield sites and requests the deletion of these sites, such as MG2 (5) - Land to the east of Eglwys Brewis, from the Plan. Representation also objects to MG 1 due to the validity of the housing requirement figures as they are considered too high. Housing should be kept close to major hubs to reduce congestion throughout the Vale.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/6/1 Ms A Barnaby

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-1814/6/2 Ms A Barnaby

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-1814/7/1 Ms A Barnaby

Alternative Site ASD22 - MG 2 (3) - Land at Church Farm, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (3) -land at Church Farm, St Athan

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-1818/1/1 Ms Clare Richardson

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-1818/1/2 Ms Clare Richardson

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-1818/1/3 Ms Clare Richardson

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representer ID and details: ID-1818/1/4 Ms Clare Richardson

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-1853/1/1 Mr S and Mrs L Bills

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-1853/2/1 Mr S and Mrs L Bills

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-1853/3/1 Mr S and Mrs L Bills

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-1896/1/1 Mr T J Draper

Alternative Site N/A

Representation Type Object

Summary of Representation:

Number of dwellings proposed for St Athan is excessive and should be reduced.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Further details relating to the residential requirement and housing supply of the Plan are provided in the Housing Provision background paper (2015).

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Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-1932/1/1 R M Fuller

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-1959/1/1 Mrs C Green

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-1959/2/1 Mrs C Green

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge

Representor ID and details: ID-1979/1/1 A S Murton

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-1990/1/1 Mr C Duncan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/1 R Probert

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP10 as not sufficient enough in protecting wildlife and natural environmental assets. The protection offered is too localised and needs to be on a larger scale with all green spaces being inter-linked with wildlife corridors. Comments on hedgerows needing to be managed and re-planted correctly and efficiently.

Council's Response(s):

The comments made by the representor have been made in relation to one policy within the LDP while in reality any application for development will be assessed against all of the relevant policies within the plan. In this regard the Council is confident that the protection and enhancement of the environmental assets of the Vale of Glamorgan, both natural and man-made, are suitably addressed. The specific issue of maintaining wildlife corridors is addressed in criteria 3 of policy MD10. The Council has also produced Supplementary Planning Guidance in respect of ecology and biodiversity (Biodiversity and Development (Nov 2009)) which along with national policy would support the policies of the LDP. With regard to the protection of hedgerows, hedgerows are a priority habitat as listed under the Section 42 of the Natural Environment & Rural Communities Act 2006 and further protection as proposed is therefore not warranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Represor ID and details: ID-1996/1/10 R Probert

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 should include a clause to sustainable transport improvements being given priority over road building schemes to better promote low carbon energy use as identified elsewhere in the LDP (MD2 and MD 3).

Council's Response(s):

The Councils support for and commitment to the promotion and improvement of sustainable transport is clearly set out within the LDP as is the promotion of sustainability in general i.e. reduction in use of resources, promoting renewable and low carbon energy. The support for this stance is welcomed. However, while accepting the contribution that renewable energy and sustainable transport can make, the Council must be realistic and accept that roads are vital to the local economy and must be maintained and improved. In committing to progressing more sustainable practices therefore the Council must adopt a balanced approach to transport which meets the needs of all users. In this regard amendments as proposed by the repesor would unreasonably constrain the council in the operation of its duties. Notwithstanding the above, the introduction of the Active Travel (Wales) Act (2013) places a requirement on local authorities to continuously improve facilities and routes for walkers and cyclists and to prepare maps identifying current and potential future routes for their use. The Act also requires new road schemes to consider the needs of pedestrians and cyclists at design stage.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/2 R Probert

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to Policy MD 10 (Promoting Biodiversity) as it does not offer adequate protection for biodiversity areas from development. Amend to “development is not allowed on any sites that are important for biodiversity”.

Council's Response(s):

Policy MD10 is considered to reflect guidance in national policy on conserving natural heritage. Paragraph 5.2.8 of Planning Policy Wales (PPW) states that: ‘The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.’

Notwithstanding this, where development proposals may have a negative impact on sites shown to be important for biodiversity, policy MD10 places the onus on developers to demonstrate that the development could not be located elsewhere. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/3 R Probert

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the distribution of housing across a variety of settlements in the Vale including affordable housing.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/4 R Probert

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supports the positive distribution of housing across a variety of settlements in the Vale and the provision of affordable housing in Barry and the rural Vale.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/5 R Probert

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 for the exclusion of Weycock Cross.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/6 R Probert

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Represor ID and details: ID-1996/1/7 R Probert

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 should include more focus on the provision of cycle ways in particular those linking with rail stations. The policy should reflect the need to separate cyclists from other road users and pedestrians wherever possible.

Council's Response(s):

The Deposit LDP identifies walking and cycling proposals across the Vale of Glamorgan which seek to encourage the greater use of sustainable transport and promote walking and cycling. The integration and linking of sustainable transport modes/routes as suggested is already a primary objective of the Council when developing and progressing new routes. Notwithstanding the above, given the limited resources at its disposal, the Council must concentrate its efforts in the most appropriate manner. In this regard, the development of the National Cycle Network Route 88 as identified by Sustrans in their 2008 feasibility report remains the Council's primary objective for walking and cycling. This route will be supplemented by other routes identified and progressed under the Active Travel Act and Safe Routes in Communities programmes. The Council will continue to consider and investigate additional walking and cycling routes as and when they occur and will consider the most appropriate design and best practise solutions available subject to financial resources for each new scheme proposal.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/8 R Probert

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation wishes to see improvements to existing pavements undertaken along Port Road West as part of future improvements to the Five Mile Lane/Waycok Cross junctions.

Council's Response(s):

Comments noted. Issues associated with the provision of footways on highway schemes will be considered as a part of the detailed design works associated with each scheme and will be subject to scheme budgets and local constraints. Notwithstanding the above, the Active Travel (Wales) Bill introduced in 2013 places a requirement on local authorities within Wales to continuously improve facilities and routes for walkers and cyclists and to prepare maps identifying current and potential future routes for their use. The Bill will also require new road schemes to consider the needs of pedestrians and cyclists at the design stage. Issues such as those suggested by the representor should therefore form an integral part of any future road scheme.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP10 - Built and Natural Environment

Representor ID and details: ID-1996/1/9 R Probert

Alternative Site N/A

Representation Type Support

Summary of Representation:

Expresses support for MG 16 to improve the use of public transport.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2033/1/1 Mr G Pullan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/1/1 Mr A M Seel

Alternative Site ASN012 - Land to the West of St Georges Row, Dinas Powys - Residential

Representation Type Object

Summary of Representation:

Representation promotes new site on land to the West of St Georges Row, Dinas Powys.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/10/1 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP2 on the grounds no guarantee can be given on the level of employment desired by St Athan can be delivered within the plan period. Amend by making a direct link between the delivery of employment and housing need.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The Welsh Government is in the process of preparing a development framework for the future development of the Enterprise Zone which will provide further details of the proposals set out in the LDP.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/2/1 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 16 should identify specific proposals to deliver improved walking, cycling and public transport. This is due to limited details on more sustainable transport compared with proposals for road and junction improvements. In particular reference to land north of Georges Row and west of Cardiff Road which if developed could assist in improvements of sustainable transport.

Council's Response(s):

The Deposit LDP identifies walking and cycling proposals across the Vale of Glamorgan which seek to encourage the greater use of sustainable transport and promote walking and cycling. The integration and linking of sustainable transport modes/routes is a primary objective of the Council when developing and progressing new routes and new development proposals will be expected to contribute to the provision of new infrastructure within the locality of the site in order to progress the Council's aspirations and to address any local issues identified.

While the comments of the repesor are noted, the representation promotes a new housing site and the benefits that could be derived from its inclusion within the LDP. The housing allocations contained within the Deposit LDP (MG2) have been evaluated in accordance with a methodology approved and adopted by the Council the results of which are contained within the Background Papers 'Findings of the Site Assessment Process (September 2013)'. The site promoted by the repesor was discounted in this exercise and no further consideration of the site or its merits are therefore required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2036/3/1 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy SP 3 on the grounds the housing requirement needs to be reassessed in light of the recent WAG housing projections (2011). The plan period is too short due to lengthy process submitting LDP. 5 year phasing land supply is too restrictive and does not account for time development takes to completion. Prioritising brownfield sites is against PPW. Amend by extending plan period from time of LDP completion. Reassess housing requirement, remove 5 year phasing land supply and prioritising brownfield land. Housing requirement needs to reflect estimated employment figures.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/1 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the deliverability of the proposed allocations within the Deposit LDP, that the allocations are not based on a robust evidence base and that the St Athan allocation is inappropriate in terms of sustainability and the plan therefore fails various tests of soundness.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/10 Mr A M Seel

Alternative Site ASD45 - MG 2 (32) - Llandough Landings - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (32) - Llandough Landings.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/11 Mr A M Seel

Alternative Site ASD32 - MG 2 (39), MG 25 (9) - Mixed - ITV Wales, Culverhouse Cross - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (39) - ITV Wales, Culverhouse Cross.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/2 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the deliverability of the proposed allocations within the Deposit LDP, that the allocations are not based on a robust evidence base and that the St Athan allocation is inappropriate in terms of sustainability and the plan therefore fails various tests of soundness.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/3 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the deliverability of the proposed allocations within the Deposit LDP, that the allocations are not based on a robust evidence base and that the St Athan allocation is inappropriate in terms of sustainability and the plan therefore fails various tests of soundness.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/4 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the deliverability of the proposed allocations within the Deposit LDP, that the allocations are not based on a robust evidence base and that the St Athan allocation is inappropriate in terms of sustainability and the plan therefore fails various tests of soundness.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/5 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the deliverability of the proposed allocations within the Deposit LDP, that the allocations are not based on a robust evidence base and that the St Athan allocation is inappropriate in terms of sustainability and the plan therefore fails various tests of soundness.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-2036/4/6 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the deliverability of the proposed allocations within the Deposit LDP, that the allocations are not based on a robust evidence base and that the St Athan allocation is inappropriate in terms of sustainability and the plan therefore fails various tests of soundness.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/7 Mr A M Seel

Alternative Site ASD34 - MG 2 (14) - Court Road Depot, Barry - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (14) - Court Road Depot, Barry.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/8 Mr A M Seel

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/4/9 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (30) - Land south of Llandough Hill / Penarth Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-2036/5/1 Mr A M Seel

Alternative Site ASA18 - Land to the North of Georges Row, Dinas Powys - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Objection to Policy MG 18 (Green Wedges) and associated change to the proposal map (land North of Dinas Powys). Although Green Wedge has been subjected to review no consideration given to the potential of land (2036/DP1) to deliver sustainable development. Green wedge designation not founded on robust and credible evidence and does not comply with PPW 4.8.13 (Planning and Sustainability). Remove green wedge designation from land.

Council's Response(s):

Green Wedges have been identified under policy MG18 of the Deposit LDP to prevent development which prejudices the open nature of land and the coalescence of settlements. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan. The area in question has long been identified as being a sensitive landscape and has been covered by various landscape designations in many development plans. The site in question lies to the north of Dinas Powys and has previously been submitted to the council as a candidate site for development.

In accordance with guidance issued in the LDP Manual (Welsh Assembly Government 2006), the council invited landowners and other interested parties to propose sites for consideration for possible inclusion within the LDP. Some 420 sites were submitted including the site now proposed for exclusion from the green wedge by the representer which was excluded on the grounds that development of the site would represent an unacceptable intrusion into open countryside, would promote coalescence between Dinas Powys and Llandough and was subject to highway constraints. The Council considers that the attractiveness of the area to developers is evidenced by the high number of candidate sites submitted and that this supports the green wedge designation.

With regard to housing need, the housing requirement has been established using a robust evidence base taking account of the Welsh Governments latest household projection figures and the council has sought to meet this housing requirement through the provision of housing in accordance with the LDP strategy. Housing sites submitted for consideration as a part of the LDP candidate site process, including the site submitted by the representer, were subject to a formal assessment process the results of which are set out in the Council's background paper 'Findings of the Site Assessment Process' (2013). It is considered that the deposit LDP contains sufficient sites to meet the identified needs over the plan period and no additional sites are required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2036/6/1 Mr A M Seel

Alternative Site ASA17 - Land to the North of Georges Row, Dinas Powys - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation objects to MG17 (6) - Cwrt-Yr-Ala Basin and seeks an amendment of the boundary to exclude land.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP has been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The SLAs have been drawn to correspond with logical, permanent and robust boundaries and as a result may include areas of low evaluation or exclude areas of high evaluation in order to provide coherence and defensibility.

The representation seeks the exclusion of the site at Dinas Powys from the SLA designation in order to enable the designation of the site as a housing allocation. The LDP allocates sufficient and appropriate housing land to meet the need identified over the plan period while seeking to ensure a balance between development and the protection of the environmental qualities of the Vale of Glamorgan. In this regard, the sites identified in the LDP have been assessed taking into account their relevant constraints and merits and the contributions that they can make to deliver the aims and objectives of the Deposit Plan. In view of the above, the Council considers that the site identified at Dinas Powys is not required to meet the housing needs of the LDP and that any subsequent amendment to the designated SLA in this area is irrelevant.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2036/7/1 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Dinas Powys/Eastbrook should be specifically identified as a sustainable location for development given its' accessibility by train and public transport and non-car modes of travel, alongside its existing wide range of services and facilities.

Council's Response(s):

Dinas Powys has been identified within the LDP Settlement Hierarchy as a Primary Settlement. This includes the Eastbrook area of the village. The objections raised by the representation are addressed with the LDP and no changes are required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-2036/8/1 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to its over reliance on windfall sites. 5% flexibility for allocations within the plan is too low should be the suggested 10% (National Assembly Wales).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-2036/9/1 Mr A M Seel

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 1 on the grounds the strategy is not deliverable to the standard outlined in SP1. This is due to the unsoundness of other policies within the plan and a failure to provide a coherent strategy which follows a logical flow. Amend by addressing the other policies and incorporating these changes in to a coherent strategy.

Council's Response(s):

The Council considers that the Deposit LDP provides a clear and concise strategy that seeks to address the issues and requirements for the Vale of Glamorgan up to 2026 based on up to date evidence base. The policies and content of the LDP sets out a robust policy framework for managing development over the plan period and is consistent with the policy requirements set out in national Planning Policy Wales.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-2041/1/1 Dr J Green

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2062/1/1 Mr Colin Decker

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new settlement at Llandow.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2062/1/2 Mr Colin Decker

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (44) - Land adjacent to St Brides Road, Wick, and allow infill development only.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2062/1/3 Mr Colin Decker

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as housing supply is over estimated as the data used to calculate the need for 10,452 actually results in 7312 dwellings. Too many dwellings being built upon greenfield sites, this contradicts the vision of the LDP.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2075/1/1 Mr P Jeremy & Mrs Dianne Jeremy

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2076/1/1 Mr R G Thomas

Alternative Site ASN015 - Land to the North of Colwinston - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN015 - Land to the North of Colwinston for residential development (affordable housing).

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-2076/2/1 Mr R G Thomas

Alternative Site ASN013 - Land to the East of the Playing Fields, Colwinston - Residential

Representation Type Object

Summary of Representation:

Inclusion of alternative site ASN013 - Land to the East of the Playing Fields, Colwinston within the Deposit LDP for residential development.

Council's Response(s):

The representation supports the inclusion of a development site or part of a development site not identified in the DLDP. In preparing the DLDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support this development. Additionally, the Council has consulted with relevant statutory organisations and infrastructure providers to identify any site specific issues and infrastructure needs. It is the Council's view that the sites allocated within the DLDP are consistent with the overall Plan Strategy, are free from constraints and are deliverable within the Plan Period to enable the LDP to meet the identified housing and employment needs of the Vale of Glamorgan up to 2026. Furthermore, the DLDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the Plan meets the tests of soundness without the need for a different approach (such as a new settlement) or the suggested alternative site to meet the evidenced need and ensure that the Plan is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represantor ID and details: ID-2076/3/1 Mr R G Thomas

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2125/1/1 T J O'Carroll

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2125/2/1 T J O'Carroll

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2134/1/1 L Traynor

Alternative Site ASN016 - Land at Field Cottage, Bonvilston - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN016 - Land at Field Cottage, Bonvilston for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representer ID and details: ID-2143/1/1 L S Golden

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-2143/1/2 L S Golden

Alternative Site ASN093 - Land west of Aberthin - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN093 - Land west of Aberthin for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-2143/1/3 L S Golden

Alternative Site ASN094 - Land at Glyncoed, Aberthin - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN094 - Land at Glyncoed, Aberthin for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-2151/1/1 Mr G & Mrs F Mitchell

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2163/1/1 Paul Halstead Barry College / CAVC?

Alternative Site ASN017 - Land at Barry College, Waycock Road, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN017 - Land at Barry College, Waycock Road, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2166/1/1 Mr Bryn Palling

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to the flexibility allowance being too low (5%). Amend by raising the flexibility to 10%. The windfall estimation is over estimated as a large proportion of proposed allocations may not come forward.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2166/1/2 Mr Bryn Palling

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection relates to the inflexibility in the plan and recommends an extension to MG2(45) - land off Sandy Lane to include candidate Site 2166/CS.1

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2166/1/3 Mr Bryn Palling

Alternative Site ASN095 - Land North East of Ystradowen - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN095 - Land North East of Ystradowen for inclusion in the Deposit LDP for residential development. Alternatively add an additional criteria to MD6 to allow for extensions of allocated sites in Minor Rural Settlements.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-2185/1/1 Mr R & Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-2185/2/1 Mr R & Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-2185/3/1 Mr R & Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-2185/4/1 Mr R & Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-2185/5/1 Mr R & Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-2185/6/1 Mr R & Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-2216/1/1 Mr D Willmot

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan**Represorator ID and details:** ID-2216/1/2 Mr D Willmot**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-2216/1/2 Mr D Willmot

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan**Represorator ID and details:** ID-2216/1/3 **Mr D Willmot****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Representer ID and details: ID-2216/1/3 Mr D Willmot

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-2221/1/1 K G Jones

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/1 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for paragraph 2.31 and the Council's engagement with stakeholders during the LDP preparation.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/10 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 based on the wording of para 5.38. Amend to read "and the opportunities for further investment, improved or new services, facilities and infrastructure where appropriate and employment".

Council's Response(s):

The text in paragraph 5.38 refers to 'services' and 'facilities' earlier in the sentence. It is considered that the reference to 'further investment' is in the context of providing services and facilities. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/11 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 1 on the grounds para. 5.29 should be extended to include “a range and choice of housing tenures as well as housing”. Amend by including the aforementioned wording.

Council's Response(s):

Policy SP1 makes reference to “Providing a range and choice of housing to meet the needs of all sectors of the community”. It is therefore considered unnecessary to reiterate this in the supporting text.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-2230/1/12 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation queries whether the annual LDP housing requirement can be sustained.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

The Council is not aware of any significant issues that would affect the delivery of the LDP housing allocations and level of growth identified and further details are provided in the Housing Provision background paper (2015). In this respect, several residential sites have been granted permission and the Council are aware that many of the sites have been either acquired by developers or are under negotiation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/13 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of additional text at paragraph 5.44.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - National, Regional and Local Planning Context

Representer ID and details: ID-2230/1/14 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers supporting paragraph 5.51 to Policy SP4 should include the reference to Welsh Government's Development Quality Requirement rather than Welsh Quality Housing Standards as affordable housing for rent will be required to meet these higher standards.

Council's Response(s):

Comments are noted. To ensure consistency with Welsh Government requirements for affordable housing and for clarity it is considered that paragraph 5.51 should be amended to reference to the Welsh Government's Development Quality Requirements.

Amend fourth sentence of paragraph 5.51 to read:

The Council will expect the provision of new affordable housing to be constructed to the requisite standards such as the Welsh Government's Development Quality Requirements and include measures for managing the reduction of energy use through construction and occupation.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-2230/1/15 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers additional supporting text should be added to Policy SP 4 to link with policy MD 11 (Affordable Housing in Rural Areas) regarding the delivery of affordable homes under the rural exceptions policy. A further paragraph could also be added on the different types and tenures of affordable housing.

Council's Response(s):

The Council considers that it would be beneficial to identify the potential types of affordable housing tenure that may be sought under the policies of the Plan, and to include reference to Policy MD11 in the supporting justification for SP4.

Amend paragraph 5.50 to read

5.50 As the local planning authority the Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments to meet the needs of local residents, and may include social and intermediate rent, low cost market housing, as well as co-operative housing and housing for older persons. Further information on this aspect is included under Policy MG 4 and in the Council's Affordable Housing Delivery background paper. The Affordable Housing Viability Study (2013) assesses the ability of new residential developments throughout the authority to provide an element of affordable housing within schemes, concluding that new residential developments in the Vale of Glamorgan can provide between 30 and 40 % affordable housing. These requirements have been taken into account when formulating Policy MG 4.

Amend paragraph 5.52 to read:

5.52 In order to assist in the provision of affordable residential units, Policies MD 5 and MD 11 provides a framework which allows for the development of affordable housing in sustainable locations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-2230/1/16 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation expresses support for paragraph 5.49 which acknowledges that housing grant funding cannot be guaranteed.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-2230/1/17 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects over concerns that MG 1 promotes the flooding of the house market with one type of housing i.e. apartments. Include in MG 1 reference to ensuring that a mix of housing is put forward for development.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/18 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks amendment to paragraph 6.21 to include an indication of the number of affordable dwellings to be provided at Barry Waterfront.

Council's Response(s):

Due to viability issues, at Barry Waterfront the Council presently estimate that some 15% of the dwellings will be provided as affordable dwellings. However this may change over the LDP period, and the Council shall monitor deliverability of affordable housing and as such, it is not considered appropriate to include a figure of the expected number of affordable houses at this time as this would be only be indicative.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/19 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG4.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/2 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to second bullet point paragraph 3.22 to read 'locations where there is demonstrable housing need'.

Council's Response(s):

It is taken that the provision of affordable housing would be provided in areas of demonstrable need. It is unlikely that affordable housing would be built where there is no demand for such housing.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-2230/1/20 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to paragraph 6.30 to read "Commuted sums will be calculated through the District Valuer if necessary using the..."

Council's Response(s):

Matters associated with the securing of affordable housing, including calculating commuted sums shall be contained within future Supplementary Planning Guidance and as such it is not considered appropriate to include the suggested reference within the LDP, as there may be other approaches to calculating commuted sums and these shall be explored during the preparation of the SPG.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-2230/1/21 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks and amendment to para. 6.32 by adding to the final sentence; "but the Council reserves the right to revert back to the upper rate depending on market circumstances".

Council's Response(s):

Policy MG4 indicates minimum targets for affordable housing provision and allows for the provision of affordable housing above the thresholds set within the policy, whilst also allow a degree of certainty for developers as to what the Council's expectation are for affordable housing provision. In this respect the proposed change to the supporting text would introduce ambiguity as to the Council's application of policy MG4.

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-2230/1/22 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on para. 6.35 as clarification is needed on improvements to existing affordable housing to whether it is council owned stock or any affordable housing.

Council's Response(s):

This matter will be considered within the future affordable housing SPG

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/23 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Support

Summary of Representation:

Comments on para.6.37 on the safeguarding of affordable housing and how it can possibly limit funders in terms of raising monies against assets.

Council's Response(s):

Comments are noted- clarification on this matter will be addressed in the future affordable housing SPG

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/24 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 6 should be amended by the extension of the last sentence of the policy statement to read "Where new strategic developments are planned, new school provision, both primary and secondary, may also have to be considered."

Council's Response(s):

The requirement for additional education provision in relation to strategic housing developments has been undertaken as part of the LDP preparations. The requirement for additional educational facilities identified in Policy MG6 reflect the work undertaken, and further requirements elsewhere are provided within the Educational Facilities Background Paper referenced in the LDP at paragraph 6.46. The Council therefore considers it unnecessary to amend the policy MG6 as suggested by the representor.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-2230/1/25 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the inclusion of social enterprises within para. 6.48 and the possibility to have a separate paragraph on social enterprises.

Council's Response(s):

Social enterprise relates to how a business operates, and generally provide specific either goods or services to assist in addressing certain social and community needs. In this regard social enterprises do not generate specific land use requirements over and above that associated with other business or community uses and as such the Council are of the view that it is unnecessary to include specific references to social enterprises within the plan and that there land use requirement can be facilitated through the policy framework of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represontor ID and details: ID-2230/1/26 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Support

Summary of Representation:

Comments on para. 6.50 and the included reference to the Community Infrastructure Levy. Expresses support to the introduction of CIL.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/27 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 14 as it does not make reference to the upper floors in non- A1 buildings and what they can be used for i.e. affordable housing.

Council's Response(s):

Policy MG 14 ensures the beneficial use or reuse of upper floors in criterion 5. In addition, the supporting justification of policy MG 14 paragraph 6.82 also states that “to ensure that the number of retail units within the town and district retail centres is maintained, proposals for change of use of ground floor commercial premises to residential uses will not be permitted within the identified primary and secondary frontages. Where the upper floor space is vacant conversion to residential, commercial or community uses will be favoured”. Therefore, the proposed change is not considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/28 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MD 1 as criterion 2 should reference residential uses.

Council's Response(s):

Criteria 2 of policy MD1 is referring to the role of the settlements in providing amenities and facilities to accommodate new housing developments. It is considered that Policies MG1 and MG2 outline the role of the key settlement (Barry), service centre settlements, primary settlements and minor rural settlements in providing residential uses to take account of changes arising from demographic change, migration and changes in household formations. Therefore, it is considered unnecessary to include reference to residential uses to criteria 2 of Policy MD1.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/29 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the title to policy MD4 and an amendment to the text to read 'may include but not be limited to...'

Council's Response(s):

The title reflects the content of the policy which covers Community Infrastructure in the widest sense and more specifically the use of Planning Obligations to secure such infrastructure. The suggested additional wording 'may include but not be limited to...' could add uncertainty and imply that any number of other items may be sought from a developer which is not the case. The Council has sought to provide a comprehensive list of community infrastructure items that are usually secured through the planning system in order to be transparent.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/3 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Para 4.6 to read 'minimise the need to travel where possible' as otherwise this could be paradoxical with rural exceptions policies.

Council's Response(s):

Paragraph 4.6 refers to minimise the need to travel, the Council consider adding "where possible" would weaken the desire to ensure developments are located in sustainable locations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-2230/1/30 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation seeks clarification in supporting paragraphs to state in Section 106 Agreements may continue to provide for direct planning gain such as affordable housing and financial contributions specific to site.

Council's Response(s):

The Council agrees that further clarification could be useful for the avoidance of doubt.

Insert the following text in paragraph 7.21 to read:

7.21 In February 2011, the Council resolved in principle to commence preparation of a Community Infrastructure Levy (CIL) for the Vale of Glamorgan. Once in place, the CIL will replace Section 106 agreements in many respects. CIL will therefore become the main mechanism for providing infrastructure in connection with new development once it is adopted. However, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing. The CIL schedule for the Vale of Glamorgan will be subject to independent examination prior to adoption. Following its adoption, in considering the need for planning obligations, the Council will need to consider the level of CIL liability on the development and to what extent the community infrastructure needs of the development will be met through implementation of CIL.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/31 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the supporting text of Policy MD6 and suggests an additional paragraph to clarify the assessment of proposals for rural affordable housing exceptions sites and the implementation of the policy Rural Exceptions policy MD 11.

Council's Response(s):

The supporting text to Policy MD6 at paragraph 7.30 references policy MD11 - therefore the suggested change is not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-2230/1/32 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation seeks the amendment to Policy MD7 to include additional text to support proposals that make the best use of land.

Council's Response(s):

Policy MD7 sets minimum targets to ensure the best and most efficient use of land within identified settlements and sets out the criteria where lower densities would be permitted. The policy sets minimum targets and permits higher densities where they reflect the character of the surrounding area and would not unacceptably impact on local amenity. It is considered that the policy is sufficiently clear in this respect and that the suggested amendment is not required to ensure the Plan is sound.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/33 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to paragraph 7.36 and seeks additional text to include reference to residential tenure (in addition to house types and sizes) in the final sentence.

Council's Response(s):

The Council considers that the proposed amendment would be consistent with the affordable housing policies of the LDP, national policy and would aid clarity to the supporting text.

Amend final sentence of Paragraph 7.36 to read:

“All new development should contribute to the creation of balanced communities, providing an appropriate mix of housing types, tenures and sizes, including smaller properties to meet local housing need.”

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/34 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD11 to include "rural exceptions".

Council's Response(s):

It is considered that amending the policy as suggested is not required since an explanation of rural exceptions is set out in the supporting justification. With regard to in perpetuity clauses- details of this would be considered within future SPG on Affordable Housing.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/35 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

More definitions should be included within the Appendices in particular 'Community Infrastructure Levy'. Ensure Rural Exception Site/Policy is referenced correctly.

Council's Response(s):

Agree. The addition of new definition as proposed for Community Infrastructure Levy to provide clarity for users of the LDP. A definition for Rural Exception Site is already included within the Appendix.

Insert new definition within Appendix 1 to read:

Community Infrastructure Levy: The Community Infrastructure Levy (CIL) Regulations came into force in April 2010, and gave Local Planning Authorities the power to charge a new local levy on most new developments in their area in order to secure funding for the infrastructure required to support the development of their area. The proposed Community Infrastructure Levy offers an alternative approach to developer contributions which, unlike section 106 agreements, will be a fixed standard charge and will therefore not be negotiated on a case by case basis. The CIL will be charged on most forms of development (i.e. a single dwelling) rather than only major developments and therefore has the potential to deliver significantly more developer funding than section 106.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/36 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the introduction of an Affordable Housing SPG.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/37 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Appendices - Key Housing Sites - commentary on each scheme is considered useful however representation requests reference to the number of affordable housing and tenures be included for each site.

Council's Response(s):

While the comments of the representor are noted, for the majority of site commentaries within Appendix 5 a percentage figure for the level of affordable housing that each site will be expected to deliver is provided. Where a percentage has not been provided affordable housing provision has already been determined through the planning application process or will be provided in accordance with the findings of the Council's Affordable Housing Viability Study (September 2013). Further, the Council's Affordable Housing Background Paper (September 2013) at Appendix 1 includes figures for the level of affordable housing each of the sites identified in Policy MG2 of the Deposit LDP will be required to contribute. The Council is therefore of the view that further information is not required within the Deposit LDP. With regard to the tenure of any affordable housing provided, this is matter that will be determined during the planning application process and is not for inclusion with the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represontor ID and details: ID-2230/1/4 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Para 4.9 We feel that some development especially in rural locations brings added benefits and a renewed vitality to schools and services.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representer ID and details: ID-2230/1/5 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend paragraph 5.13 to include reference to increasing the availability and choice of housing.

Council's Response(s):

It should be taken as read that as a result of the LDP policy requirements for the provision of a range of housing types and tenure, the development of additional dwellings during the plan period would lead to an increase in the availability and choice of housing. Therefore it is not considered necessary to amend the sentence as suggested by the representation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/6 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supportive of proposals for further growth in the service settlement areas.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/7 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Add reference to improving the choice and availability of housing in Llantwit Major or Penarth areas at Paragraph 5.22.

Council's Response(s):

Comments noted. Given that the sections on the other key, service and primary settlements (Cowbridge, St. Athan) have mentioned the bullet point 'Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need' which is an objective that also applies to Penarth and Llantwit Major and the development allocations there, it is considered acceptable to include the same or a similar bullet point for the Penarth and Llantwit Major area objectives.

Include new bullet point under Llantwit Major and Penarth Headings to read:

Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/8 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

The para 5.24 of the IDP should include references to Social Housing Grant, Regeneration Funding, Finance Bonds etc.

Council's Response(s):

The LDP refers to the funding mechanism available to the Council in relation to the major schemes identified within the LDP, it is not considered necessary to provide an in exhaustive list of the potential funding sources that may be available to the Council and/or its partners.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-2230/1/9 Elise Coalter Newydd Housing Association

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Policy SP1 Para 1 to also read a range and choice of housing tenures.

Council's Response(s):

Policy SP1 makes reference to "Providing a range and choice of housing to meet the needs of all sectors of the community". It is therefore considered unnecessary to reiterate this in the supporting text.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/1/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the overall vision, objectives and strategy of the Plan.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/10/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the inclusion of references to transport schemes for Barry identified in the SEWTA Regional Transport Plan.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/11/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/12/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the Housing Phasing Programme of the Plan (Appendix 4) as it relates to allocations in Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/13/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General support for the Highway Impact Assessment which has found that further development to the northern edge of Barry would have an unacceptable impact.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/14/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG 26 Tourism and leisure.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representer ID and details: ID-2250/15/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policies favouring all year around tourism and leisure facilities at Barry Island Pleasure Park and at Nell's Point, Whitmore Bay.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representer ID and details: ID-2250/15/2 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policies favouring all year around tourism and leisure facilities at Barry Island Pleasure Park and at Nell's Point, Whitmore Bay.

Council's Response(s):

Support is welcomed

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-2250/16/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to lack of policy on Burial land allocation. Relates to MD 4 as burial land is considered community infrastructure and planning obligation should be amended to include provision for burial land. Add policy on burial land allocation.

Council's Response(s):

While the comments in respect of the Council's background study on Burial Land are noted, the conclusions and recommendations of the study have been accepted by the council and incorporated into the Deposit LDP. In this regard, Criteria 2 of Policy MD1 favours development that reinforces the role and function of settlements as key providers of community facilities, Policy MG7 favours community facilities and services in accessible locations and Policy MD 4 Community Infrastructure and Planning Obligations seeks to secure new and improved community facilities. Community facilities is taken to mean those facilities which help people live their everyday lives including burial land.

The Community Infrastructure Levy Regulations came into force in England and Wales in 2010 and introduced powers for Local Planning Authorities to establish a Community Infrastructure Levy (CIL) to fund the infrastructure required to support the development of the area. The Regulations define a broad definition of 'infrastructure' and the Council's Draft Infrastructure Plan interprets 'infrastructure' as meaning the facilities and services that help people to live their everyday lives. This can range from strategic provision, such as new schools, and strategic transport schemes, to more local provision like open space and community facilities. The provision of new burial land facilities has been included within the Council's Draft Infrastructure Plan and if seen as a priority, could therefore be funded through contributions from new development.

The Council therefore considers that subject to the remaining policies within the plan, the policies of the Deposit LDP referenced above would not hinder the provision of additional burial land facilities should an application for them be received. The additional policy proposed and the amendments to policy MD4 are therefore considered unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/16/2 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

A petition for the provision of local burial land to serve existing and future communities should be recognised in MD4.

Objects to lack of policy on Burial land allocation. Relates to MD 4 as burial land is considered community infrastructure and planning obligation should be amended to include provision for burial land.

Council's Response(s):

While the comments in respect of the Council's background study on Burial Land are noted, the conclusions and recommendations of the study have been accepted by the council and incorporated into the Deposit LDP. In this regard, Criteria 2 of Policy MD1 favours development that reinforces the role and function of settlements as key providers of community facilities, Policy MG7 favours community facilities and services in accessible locations and Policy MD 4 Community Infrastructure and Planning Obligations seeks to secure new and improved community facilities. Community facilities is taken to mean those facilities which help people live their everyday lives including burial land.

The Community Infrastructure Levy Regulations came into force in England and Wales in 2010 and introduced powers for Local Planning Authorities to establish a Community Infrastructure Levy (CIL) to fund the infrastructure required to support the development of the area. The Regulations define a broad definition of 'infrastructure' and the Council's Draft Infrastructure Plan interprets 'infrastructure' as meaning the facilities and services that help people to live their everyday lives. This can range from strategic provision, such as new schools, and strategic transport schemes, to more local provision like open space and community facilities. The provision of new burial land facilities has been included within the Council's Draft Infrastructure Plan and if seen as a priority, could therefore be funded through contributions from new development.

The Council therefore considers that subject to the remaining policies within the plan, the policies of the Deposit LDP referenced above would not hinder the provision of additional burial land facilities should an application for them be received. The additional policy proposed and the amendments to policy MD4 are therefore considered unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/2/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/3/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the Council's undertaking a revised employment land study.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representer ID and details: ID-2250/4/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD4.

Council's Response(s):

Support is welcomed. The Council will continue to consult with Barry Town Council on relevant planning applications and Supplementary Planning Guidance in respect of these matters.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represantor ID and details: ID-2250/5/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support the inclusion of references to the Communities First Programme and its implications for identified communities in Barry in the Deposit Plan.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/6/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation proposes a new policy to provide for the future needs in relation to additional burial land where there is evidence of need is identified.

Council's Response(s):

The Council's Burial Land Study 2013 concludes that additional burial land capacity is likely to be required by the end of the plan period however, it is considered that at current rates of internment, the development of the crematorium in Barry, together with the expansion of existing capacity at existing sites where possible, will be sufficient to meet the identified need over the LDP period. As a result, no specific burial land allocation policy has been recommended for inclusion within the LDP and the allocation of a specific site as suggested by the representor is unnecessary. However it is considered that the four-yearly major Plan reviews will enable the burial land position to be reviewed and allow for any potential significant shortfalls towards the end of the Plan period to be addressed and provided for if required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/6/2 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

The provision of local burial land to serve existing and future communities should be recognised in Policy MD4 and recommended a new policy relating to Burial Land and amendments to MD4.

Council's Response(s):

Burial land is listed under the draft Infrastructure Plan as a potential community facility that could be funded through developer contributions. It is considered that burial land and cemeteries can be included within the broad definition of 'community facilities' and that it is an item of community infrastructure where provisions could be sought under the terms of Policy MD 4. No changes to policy MD 4 are therefore considered to be required to ensure the soundness of the Plan. However, for clarity it is considered the definition of 'community facilities' on page 144 should be amended to include reference to 'burial land'. Proposed change to the definition of 'community facilities' on page 144 to include 'burial land' within the list of facilities in the second sentence.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-2250/7/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend MG4 in regards to an assessment for a financial contribution from smaller sites for affordable housing to be applied equally including in areas where a 30% provision is required. Amendment is needed as it cannot be assumed that small sites located in areas like Barry are financially marginal and should be exempt from affordable housing contributions. Therefore a viability test is needed for all sites to recognise the affordable housing contribution. Add an accompanying sub paragraph in regard to the above.

Council's Response(s):

The small site affordable housing requirement prescribed within Policy MG4 is based on robust assessments of viability across the Vale of Glamorgan and is set out in the LDP Background Paper "Provision of Viability and Policy Advice of Affordable Housing, Small Sited and Commuted Sums". For Barry the study shows (Table 5.1) negative viability values on a single dwelling site where a 20-35% affordable housing contribution is applied, and only marginal viability at 10 and 15% thresholds. The findings of the study also support the case against seeking affordable housing contributions in Llantwit Major, Rhoose and St Athan- again on the grounds of challenging viability within these areas.

On this basis the Council is of the opinion that it would be inappropriate to apply a blanket affordable housing requirement on small sites resulting in a net gain of dwelling unit in those areas (including Barry) where the evidence highlights the lack of site viability in these areas. Similarly it would be impractical for the Council to require all development proposals of a net dwelling to undertake a viability appraisal where the evidence indicates that this such developments could not support the requirements of Policy MG4.

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represantor ID and details: ID-2250/8/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the possible requirement of 30% to be regarded as the minimum for affordable housing for all sites in Barry.

Council's Response(s):

Comments are noted. Where site viability is disputed the Council shall require the developer to undertake a full and robust site viability assessment to support their case that the site cannot support the affordable housing contribution specified within policy MG4. Where this support the developers he Council shall explore options for the delivery of the required provision of affordable housing- including potential for housing grant subsidy- further detail will be set within Supplementary Planning Guidance to be published in due course.

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2250/9/1 Mr C Lewis Town Clerk Barry Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to the allocation of existing employment sites as being suitable for in-building waste management solutions.

Council's Response(s):

The Council is of the opinion that LDP satisfies the requirements for waste planning as set out in Planning Policy Wales (Edition 7) in respect of its duties relating to the land use requirements of future waste facilities. The employment sites listed in policy SP8 - Sustainable Waste Management, the Council also consider that the site identified o accord with the guidance set out in TAN 21 Waste, paragraph 4.6 which states that that appropriate sites may include "existing industrial areas, ports or brownfield sites". Furthermore, Welsh Government Policy Clarification Note (CL-04-04 1st November 2012) provides further clarifies on this issue and the relationship between Regional Waste Plans and the publication of the Collections, Infrastructure and Markets Sector Plan (CIMSP) (2012) p in respect of their relationship with development plans. This states that it is considered that the most suitable locations for new waste facilities are on general industrial areas, and that the 'Areas of Search' information which forms part of the RWP First Reviews remains a useful tool to assist local authorities in identifying sites which are suitable for waste management facilities as its development looked at general development criteria and constraints; the general locational criteria identified in the RWPs also remain relevant."

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-2251/1/1 Joanna Howell Colwinston Community Council

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-2251/1/2 Joanna Howell Colwinston Community Council

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-2251/2/1 Joanna Howell Colwinston Community Council

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/1/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement is based on out of date projections. Amend by reassessing housing requirement based on the WAG 2011 housing projections.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/1/2 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to over estimated population growth. Although population growth is slower than estimated, the target number of dwellings has stayed the same. Housing supply should be calculated on the revised welsh government figure for population growth before plan was drafted.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/1/3 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 does not sufficiently take into account the transport infrastructure requirements needed to support the proposed housing development, creating a narrow focus which does not relate to the wider area. The policy should reconsider the bypass of Dinas Powys as it would alleviate congestion and further traffic problems caused by commuters.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the represor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/1/4 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Comment relate to improvements to railway services and the potential electrification of the Vale of Glamorgan Line.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/10/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no specific objection, but expresses a wish for further information on how the physical and environmental constraints on the Dinas Powys sites have been assessed and/or a more detailed assessment of the sites undertaken in Appendix 5: Housing Allocations (Policy MG2).

Council's Response(s):

Consideration of site specific matters highlighted at Appendix 5 are those which the Council has identified through the candidate site process, including consultation with statutory undertakers alongside background evidence collated by the Council. Further detailed assessments relating to the matters identified will need to be considered as part of any formal planning proposals submitted to the Council.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-2253/11/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

Objects due to lack of policy relating to transport issues in Dinas Powys. Add new policy concerned with transport issues in Dinas Powys with specific attention towards safeguarding bypass route for Dinas Powys.

Council's Response(s):

The Council's Highway Impact Assessment Background Paper (2012) examines the potential increase in road use as a result of the planned housing developments identified within the Deposit LDP. This study examines peak hour capacity of all main and arterial highway routes and junctions directly associated with the housing proposals contained within the deposit LDP. The study highlights that a number of roads within the Vale are currently at or above their threshold capacities, and in this respect the findings of the assessment support the objections which highlight the points raised by objectors in respect of peak time congestion. However, the purpose of the LDP is to both facilitate and manage development in a manner which ensures development proposals do not exacerbate any existing problems.

Accordingly, the aim of the Highway Impact Assessment is to identify the potential impact of each development on the strategic highway network so the Council can justify the requirement for each housing development to provide appropriate highway infrastructure improvements to meet the demands of the development. On the basis of the assessment, Appendix 5 of the LDP sets a requirement for each housing development to undertake a "robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental future impact future development proposals will have on the local highway network and associated road junctions". In this regard, one of the main areas of concern raised by many objectors related to the absence of the detailed highway improvements associated with the proposed housing developments. On this point, detail of such improvements would be identified by the developer, and any proposal would need to be based on a robust transport assessment and satisfy the Council that the highway proposals are appropriate to accommodate the anticipated levels of traffic, consistent with the policy requirements of the LDP.

Therefore, the Council is of the opinion that in preparing the LDP it has sought to ensure that it has an appropriate level of understanding of the potential increase in demand for road space generated by the proposed housing growth of the LDP. The Highway Impact Assessment provides sufficient detail on the likely traffic impact of the developments to ensure that the Council can require developers to provide the necessary transport improvements to accommodate the future planned housing growth in the Vale of Glamorgan. With regard to improvements to public transport, LDP Policy SP7 Transportation proposes the delivery of a range of strategic transport improvements that will assist in alleviating existing congestion, alongside opportunities to encourage greater public transport patronage. Additionally, through Policy MD4 Community Infrastructure and Planning Obligations the Council will secure appropriate transport infrastructure to include public transport services and infrastructure that facilitates walking and cycling.

Consequently, the Council is of the opinion that representations raising concerns relating to increases in traffic congestion have been adequately assessed and shall seek to ensure that future development mitigates any increase in traffic, therefore addressing the concerns raised through the LDP consultation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-2253/12/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

SP 7 should include the proposal for the Dinas Powys Bypass or create a new policy safeguarding the land for the bypass. This is due to the apparent need for solutions to the congestion and traffic issues faced in Dinas Powys caused by commuters to and from Cardiff.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesorator are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme. Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/13/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 1 on the basis that criterion 5 of the policy does not acknowledge existing problems arising from inadequate infrastructure. Amend by including the wording; "Delivering key infrastructure to address existing problems or linked to the impacts of the development" in criterion 5 of SP 1.

Council's Response(s):

Alongside the production of the LDP, the Council has produced its Draft Infrastructure Plan (September 2013) and is supported by a series of associated background papers. This identifies the necessary infrastructure requirements to support the proposed level of housing growth within the LDP, and assessing the infrastructure requirements for each housing allocation within the LDP in respect of the following areas which the LDP can seek contributions towards new or enhanced provision:

Transport- including walking and cycling, public transport, park and ride facilities and highway infrastructure

Education

Community Facilities- including libraries, community buildings and leisure facilities

Open Space

For these areas, the Infrastructure Plan identifies the planning obligation requirements for each housing allocation which would be secured by the Council on granting of planning permission Appendix 1 of the Infrastructure Plan identifies the planning requirements for each site allocated within the Deposit LDP for a range of facilities according to the scale of the proposed development and levels of existing provision in the vicinity of the development. Additionally, Appendix 5 sets out the site specific infrastructure requirements associated with the development proposed.

It is therefore the opinion of the Council that in preparing the Deposit LDP, the Council has fully considered the necessary infrastructure to support the proposed housing growth identified within the LDP, and reflected in the policy requirements of the LDP as detailed in policy MD4 Community Infrastructure and Planning Obligations alongside other LDP policies which make specific reference to the provision of services and facilities to meet the demands generated by the development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/14/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no specific objection, but expresses a wish for further clarification on transport provision relating to Dinas Powys and the settlements role in the Vale and the wider Capital-Region.

Council's Response(s):

The LDP identifies Dinas Powys as a "Primary Settlement" within the LDP settlement hierarchy, further detail of the role of this category of settlements in relation to the LDP strategy is summarised on page 36 of the LDP, with further detail contained within the Sustainable Settlements Appraisal Background document. This document also considers the transport opportunities afforded to each settlement and in this respect Dinas Powys was ranked 5th overall within the Vale of Glamorgan settlements as a consequence of its good rail, road and public transport connections. Further opportunities to enhance sustainable transport choices through the LDP is contained within the plans policy framework, alongside specific transport proposals, and in this respect the Council considers that no further changes to the plan are required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/15/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 fails to identify the need for a bypass for Dinas Powys therefore it should be included within SP 7 with a supporting paragraph in the sub-text replacing para 5.79 or be included in its own separate policy. This is due to the apparent need for solutions to the congestion and traffic issues faced in Dinas Powys caused by commuters to and from Cardiff.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

With regard to the park and ride facility it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the proposed allocation at Cosmeston Lakes Country Park is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/16/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the footnotes to policy MG2 to include just identify sites proposed for mixed use and then include a description of those mixed uses for each site to be included elsewhere in the plan.

Council's Response(s):

The footnote below table MG2 provides an explanation of the mixed uses proposed and further detail is provided on a site by site basis at Appendix 5 of the plan. The Council consider that the changes proposed are unnecessary to ensure the soundness of the plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/17/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Phasing of development 26 (MG 2) is premature as design work is not completed. Need to re-evaluate timescale for development period within the plan.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/18/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation seeks clarification on paragraph 6.17 in respect of refernces made to the Infrastructure Report- as to whether this should be the Capita Symonds report, and seek clarification as to the status of the Council's Infrastructure report, given it is entitled 'Draft' on the LDP website.

Council's Response(s):

Comment noted. For clarification, the reference to the Infrasructure Plan at paragraph 6.17 is correct, the Capatia Symonds Report is a separate document specific to the LDP Highway Impact Assessment.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/19/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 7 should be amended to clarify the type and extent of community facilities planned for the St Cyres site as the wording of the policy is too ambiguous. Reference to Dinas Powys should be included within the sub-text 6.50. MG 7 should seek to allocate such facilities that are needed in the local area in the case of St Cyres; indoor and outdoor sport facilities, allotments and communal green and church facilities.

Council's Response(s):

The provision of community facilities would need to take account of the impact that development proposals would have, and provide accordingly to ensure that there is no adverse impact on existing facilities as a result of new development. However, in securing new and enhanced facilities the Council would engage with the local community on such provision, but ultimately the securing of contributions must be founded on an identified need as well as development viability, rather than a wish list of facilities that the wider community would like to see provided. In this regard the Council's Draft Infrastructure Plan included an assessment of the likely impact on existing community facilities where new development is proposed and this evidence would form the basis of securing future community facilities

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/2/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 does not sufficiently take into account the transport infrastructure requirements needed to support the proposed housing development, creating a narrow focus which does not relate to the wider area. The policy should reconsider the bypass of Dinas Powys as it would alleviate congestion and further traffic problems caused by commuters. Land which could be used for new station and enhanced railways should be safeguarded by policy for future increase in traffic and congestion on the roads as well as on the railways.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme. Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary. In respect of the allocation of land for alternative uses, it is noted that the St Cyres development site impinges on the previously safeguarded by-pass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

Comments relating to increasing use of rail transport and rail capacity improvements are noted. This will primarily involve proposals from the train operating companies, network rail and



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/2/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

the availability of government funding for specific projects. In this respect the former regional transport consortia, Sewta, prepared a number of background studies and forward work programmes which while not costed could form the basis for future local rail investment and improvements. The Deposit LDP at paragraph 6.101 under Policy MG16 does not make reference to the need to safeguard land at Eastbrook Station and no change is therefore considered to be necessary. With regards to the Caerleon Road site, MG 2 (27), it is anticipated that the future residential development will improve walking and cycling access to Eastbrook Station as stated under the site details in the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-2253/20/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 7 and sub text para. 6.51 currently worded could be detrimental to businesses and services within existing centres. Amend policy statement by adding "Proposals will be favoured where there is a proven need for the facility and the proposal accords with all other national policies". Para 6.51 should reflect this and express that co-location should only be encouraged where services and facilities are needed.

Council's Response(s):

The Council consider the amendment to MG7 as unnecessary given that its aim is to improve the availability and accessibility of facilities. In this regard proposal would need to evidence that this would be the case, and is also reiterated at paragraph 6.51 which states "...the Plan will also favour development of multi-use facilities on sites identified in MG6 (Provision of Educational Facilities), and planning proposals that improve the viability, accessibility or value of existing services and facilities..."

Additionally, policies MD1, MD2, MD6 and MD5 all make the provision for the protection and enhancement of community facilities, and in this regard the Council are of the opinion that the LDP provides adequate protection for community facilities.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/20/2 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to the foreseen harm that MG 7 (Provision of Community Facilities) and MG 8 (Provision of Health Facilities) could have on existing services. Co-location does have benefits but amendment needed to further protect existing centre. Amend MG 8 and para 6.51 (MG 7) and 6.56 (MG 8) to include "Developments will be favoured, where there is a proven need for the facility and the proposal accords with all other national and local planning policies".

Council's Response(s):

The Council considers that new community and/or health/leisure facilities are unlikely to be proposed in areas where there is already appropriate or excess provision. It is therefore unlikely that such services in existing centres would be adversely affected by development proposals which would be permitted under policies MG7 and MG8. The Council has undertaken an assessment of existing community facilities within the Vale of Glamorgan which highlights where existing deficiencies exist and where new facilities will be required to meet the demands of the development proposals contained within the Deposit LDP. Co-location is seen as a practical approach to the provision of services which benefits local residents. Additional criteria as suggested by the representor are therefore considered to be unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/21/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

A new combined local centre comprising Camms Corner and The Parade/Castle Court neighbourhood centres should be identified in Policy MG12 rather than identifying two separate neighbourhood centres. In addition, the retail centre boundary for Camms Corner/The Parade should be amended to include No1 Castle Court.

Council's Response(s):

Historically Castle Court/The Parade and Camms Corner have been identified as separate neighbourhood centres which primarily provide a limited retail offer which nonetheless, can be essential to meeting everyday local needs, usually offering 'top up food' retail or small everyday items as well as serving a social function for the local community. Local centres however provided a wider range of retail provision and services and draw people from a wider area and are typically comprised of 10 retail outlets but of less than 3,500sqm. Whilst the two neighbourhood retail centres are in close proximity and centrally located they are separated by junctions with Murch Road and a number of residential properties. In addition, the two retail centres provide separate parking and can be considered as part of separate historical retail parades. Their combination is therefore not considered to be necessary to ensure the soundness of the Plan.

The comment made in respect of the existing use at No.1 Castle Court (Dentist) is accepted as its inclusion would assist in the future vitality and viability of the neighbourhood retail centre should the unit become vacant. A boundary change to Castle Court/The Parade is therefore recommended.

Proposed Change: Amend Neighbourhood Retail Centre map for Castle Court / The Parade at page 205 of the Deposit LDP to include the existing Dentist at No. 1 Castle Court to the North West (also amend map at Appendix 3A of the Local and Neighbourhood Retail Centre Review background paper).

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/22/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the wording of the supporting policy text which suggests Culverhouse Cross is accessible by sustainable transport which is not considered to be the case. Amend para 6.73 and remove 'Similarly' from the text.

Council's Response(s):

It is considered that Culverhouse Cross is accessible by public transport given the level of bus service provision. However, the use of the word is not required in paragraph 6.73 and it is recommended that 'similarly' be removed from paragraph 6.73. Remove the word 'similarly' from the start of the last sentence of paragraph 6.73 on page 73 of the Deposit LDP.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/23/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the incorrect suggestion that national retailers only locate to town and district centres and local and neighbourhood centres only contain independent retailers at paragraph 6.74. Amend by removing the reference to only independent retailers.

Council's Response(s):

Paragraph 6.74 is intended to provide a general description of the characteristics of the different retailing centres within the Vale of Glamorgan and generally it is the case that national companies prefer town and district centres over other retail areas. It is accepted that there may be some instances where national retailers are present at a local level, however, it is not considered necessary to amend the paragraph to reflect every instance. As a result it is considered that no changes are required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/24/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 13 criterion 1 should be amended to refer to all town, district, local and neighbourhood centres identified under MG 12.

Council's Response(s):

Policy MG 13 has been drafted to reflect the "sequential test" under national planning policy for retail development proposals in order to assess development proposals at edge and out of town retail centres. The sequential test requires development proposals to demonstrate that consideration has been given to, in the first instance, appropriate sites within existing town centres, then edge of town sites, and finally out of town centres. It is considered that the future development proposals that will be considered under this policy are unlikely to be of a scale that could be accommodated within the Vale of Glamorgan's local and neighbourhood retail centres given their role and function. However, in order to clarify the aim of the policy, and so that other edge of centre, local and neighbourhood retail centre sites can be considered where relevant, it is proposed that criterion 1 be amended to include reference to other edge of centre, local and neighbourhood retail centres.

Amend criterion 1 to read: "IT CAN BE DEMONSTRATED THAT THERE IS AN ADDITIONAL NEED FOR THE PROPOSAL WHICH CANNOT BE PROVIDED WITHIN AN EXISTING TOWN, DISTRICT, LOCAL, NEIGHBOURHOOD, EDGE OF CENTRE, OR OUT OF CENTRE SITE (THE "SEQUENTIAL TEST"), AND"

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/25/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to Policy MG 15 as it is considered proposals for non-A1 retail use should be assessed against the vitality and viability of individual retail centres rather than what is considered to be an arbitrary 50% threshold.

Council's Response(s):

Policy MG15 seeks to prevent the over concentration of non-A1 retail frontages within local and neighbourhood retail centres, to ensure the primary retail role and attractiveness of the retail offer available is not undermined.

Paragraph 5.4 of the Council's Local and Neighbourhood Retail Centre Review background paper (2013) recognises there is a mix of uses within these centres and goes on to state "in order to maintain the vitality and viability of these local and neighbourhood centres, it is considered that, where possible, the majority of uses should be A1 retail uses".

An updated 2014 Retail Floorspace survey highlights that 3 (Park Crescent, St Athan and Rhoose) of the 10 local centres meet the 50% A1 use threshold within the proposed LDP centre boundaries. The 7 remaining Local Centres (Main Street, Vere Street, Dinas Powys Village, Barry Road, Cornerswell Road, Cardiff Road and Upper Holton Road) have less than 50% and therefore any applications for a change of use from A1 would be resisted. It is considered to be an appropriate policy response to ensure the primary retail role is retained within Local Retail centres. Therefore, no changes are proposed to LDP Policy MG 15.

It is proposed to prepare a new Retail Supplementary Planning Guidance which will clarify the assessment of non-retail development and the assessment criteria for the vitality and viability of retail centres.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/26/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 16 should include a safeguard route for the Dinas Powys bypass. This would help address the present and future congestion experienced through Dinas Powys. MG 16 (12) should be amended to further develop plans for a bus park & ride site within the SE part of the Vale, however reference to Cosmeston should be removed as it is the wrong side of Penarth for those commuting to Cardiff.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

It is noted that the St Cyres development site impinges on the previously safeguarded bypass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

With regard to the park and ride facility at Cosmeston Lakes Country Park, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/26/1 **Mrs F A Butler (Clerk)** **Dinas Powys Community Council**

Wales Transport Alliance Park and Ride study and the Council considers the country park site is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. In addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/27/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to paragraph 6.106 stating the intention to undertake a comprehensive Assessment of transport and highways needs in the Dinas Powys area and A4055 Strategic Transport Corridor.

Council's Response(s):

Paragraph 6.106 highlights the Council's intention to undertake detailed feasibility work in respect of key public transport corridors within the Vale of Glamorgan. Issues relating to the wider highway network have been considered as a part of the Highway Impact Assessment undertaken on behalf of the Council by Capita (2013). This study identifies highway links and junctions within the Vale of Glamorgan which are forecast to be either at or over capacity by 2026 and which will require improvements to address any adverse impacts as a result of new development proposals. The specific corridors and junctions are identified at paragraph 6.114 of the Deposit LDP and paragraph 6.116 states that further detailed feasibility works will form an essential part of the Council's ongoing infrastructure delivery programme. The Council therefore considers that the comprehensive study of the highway and transport network as suggested by the representor has already been undertaken in support of the Deposit LDP and that the schemes detailed will address the impacts of the LDP on the local highway network. Site specific issues relating to individual development proposals will be considered as a part of detailed Transport Assessments as required and set out in Appendix 5 of the Deposit LDP.

In relation to a new relief road, the Council considers that while the development of the Dinas Powys by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely push congestion and traffic issues to another location. Notwithstanding the above, the route identified for the Dinas Powys by pass in previous development plans is largely protected by the designation of the area to the east of Dinas Powys as Green Wedge under LDP Policy MG 18. Further the wider area lies outside the designated residential settlement boundaries for Penarth and Dinas Powys and future development in this area would be resisted by the Council. Adequate controls to prevent significant permanent development are therefore considered to be in place.

While the comments in respect of a park and ride site to the West of Dinas Powys are noted, a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance (Sewta) Park and Ride study and the Deposit LDP identifies a location at Cosmeston Lakes Country Park for a potential park and ride site. The Council considers that this site is appropriate and will compliment future improvements proposed in relation to public transport provision within the Penarth transport corridor. The scheme will assist in removing private cars from local roads leading to Cardiff and future proposals for implementing bus services along the Cardiff Bay barrage would further support the use of sustainable transport from the local area.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/28/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 16 sub para. 6.92 should be amended to express that although walking and cycling are sustainable alternatives to the use of a car it is only under certain circumstances. This is due to the distance, purpose of a journey or the mobility of the individual.

Council's Response(s):

While the comments of the representor are noted, the representor seems to imply that the Council is promoting walking and cycling above and at the expense of all other forms of transport. While the promotion of walking and cycling and the provision of safe and direct routes is a primary objective of the Council, as indeed it is of the Welsh Government, it is evident from the content of the policy to which the supporting text relates, that the Council is seeking to provide additional infrastructural improvements and promote a range of transport modes. In this regard, the inclusion of additional text as suggested by the representor is not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/29/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Although welcoming towards MG 16 sub para. 6.113 (Land at Cross Common Road - New junction onto Cross Common Road), concerns are raised that wider effects on the highway from the development will need to be mitigated not just the immediate area. Also the reference to Cross Common Road junction is believed to be wrong should be corrected to Cardiff Road.

Council's Response(s):

While the comments of the representor are noted, the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required by the Council's Highways Engineers for most development proposals in order to evaluate likely highway impacts and propose any mitigation measures that might be required. The Council notes the proposed amendments to the 3rd bullet point of paragraph 6.113 and agrees with the representor that a reference to Cardiff Road be beneficial. Amend 3rd bullet point of paragraph 6.113 to read 'Land at Cross Common Road (MG2(29)) – New junction onto Cardiff Road.'

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/3/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Seeks an amendment to paragraph 3.22 bullet point 6.

Council's Response(s):

The Council would point out that those links to the Vale are the same routes which would be utilised by those people wishing to travel out of the Vale. Therefore the Council considers that no further clarification is required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP3 - Residential Requirement**Representor ID and details:** ID-2253/3/2 Mrs F A Butler (Clerk) Dinas Powys Community Council**Alternative Site** ASN019 - Dinas Powys - Dinas Powys Bypass Road**Representation Type** Object**Summary of Representation:**

SP 7 needs to include a safeguarded route for the Dinas Powys bypass to meet the growing need to combat the increasing congestion through Dinas Powys on the Cardiff Road (A4055). There needs to be a feasibility study conducted to determine the most adequate ways in which to combat transport issues in the area. Until the study is completed no major new development should be bought forward in Dinas Powys.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

It is noted that the St Cyres development site impinges on the previously safeguarded by-pass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

With regard to the park and ride facility it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/3/2 Mrs F A Butler (Clerk) Dinas Powys Community Council

Ride study and the Council considers the proposed allocation at Cosmeston Lakes Country Park is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-2253/30/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

MG 16 needs to recognise that although developments can mitigate some traffic and transport issues regarding road infrastructure, the existing road network already has many issues which need to be addressed particularly along the A4055. Therefore a comprehensive assessment is needed of transport and highways including public transport creating a framework of traffic and highways requirement with recommendations within the LDP.

Council's Response(s):

While the comments of the represorator are noted, the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments (TA) will be required for most development proposals in order to evaluate the likely highway impacts and propose any mitigation measures that might be required. Such information will supplement the findings of the Council's Transport Assessment (September 2013) prepared by independent consultants in support of the LDP which assesses the impact of the LDP residential allocations on the strategic highway network and seeks to identify capacity issues of junctions and roads as a result of the proposed new developments. Therefore, until the time that an appropriate TA has been completed for each site, the Council is unable to predict the improvements that may be required. Notwithstanding the above, the Council is confident that infrastructure improvements supported by contributions from new development will enable appropriate improvements to the local and wider highway networks.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-2253/31/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site ASA20 - Land between Dinas Powys and Penarth - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

Objection to the proposed changes to the Green wedge between Dinas Powys, Penarth and Llandough. LDP should include the proposed route for the Dinas Powys bypass. Dinas Powys area under pressure from development, green wedge needs to be kept well defined to stop the spread of urban sprawl. Objects to the proposed loss of green wedge designation on land by Olan. Objects to proposed changes to settlement boundaries (MD 5). Green wedges reinstated if settlement boundaries are changed.

Council's Response(s):

Green wedges have been identified under policy MG18 of the Deposit LDP to prevent development which prejudices the open nature of land and the coalescence of settlements. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan and they should only include land that is strictly necessary to fulfil the objective of the policy (PPW 4.8.12). The green wedge designations are intended as a temporary feature in order to achieve the objectives of the policy and as such, their existence and extent may vary between one adopted plan and another under preparation. In preparing a LDP, the council seeks to balance competing objectives and provide housing, employment and new infrastructure whilst protecting the environment and local amenity. In this regard the allocations and designations contained within the deposit LDP are considered to be based on a robust evidence base and the reinstatement of the green wedge around Dinas Powys as suggested by the representer is not considered to be necessary or appropriate. With regard to the Dinas Powys by pass, the Council has no current intention to pursue this proposals and its inclusion within the LDP would not be appropriate as there is no evidence to support its provision or deliverability and it would therefore be contrary to several of the Tests of Soundness against which the LDP is assessed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/32/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects as policy MG 25 (Public Open Space Allocations) not appropriate for dealing with existing shortfalls in open space and/or recreational facilities. Any under-provision in Dinas Powys should be addressed regardless of plans for new development in the area (Paragraph 6.149 MG 25 Public Open Space Allocation), due to no guarantee that sites proposed will come forward and/or be able to provide the space required.

Council's Response(s):

While the comments of DPCC in respect of open space provision are noted, Policy MG25 seeks to address open space requirements that will be generated by population growth associated with new development allocated/identified within the deposit LDP and not to address existing deficits.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-2253/33/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend Policy MD1-Criteria 3 removing the word rural.

Council's Response(s):

It is accepted that criteria 3 should not be specific to the rural Vale and the word rural should be removed from criteria 3 of Policy MD1.

Amend criteria 3 of Policy MD1 to read:

PROMOTES NEW ENTERPRISES, TOURISM, LEISURE AND COMMUNITY FACILITIES IN THE VALE OF GLAMORGAN.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-2253/34/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend paragraph 7.13 to include locations that have good accessibility on foot.

Council's Response(s):

Policy MD3 includes at criterion 7 a requirement for new developments to provide safe and accessible environments for all users, giving priority to pedestrians, cyclist and public transport. Supporting text at paragraph 7.12 of policy MD3 states that 'all new development should be highly accessible and that walking and cycling have an important role to play in the management of movement across the area, particularly reducing the number of short trips taken by car'.

The paragraph then goes further stating 'Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel 'desire lines' through a development and integration with existing and potential off- site links. Providing safe and convenient walking and cycling environments will help tackle health problems associated with physical inactivity and social exclusion factors arising from car dependency, poor access to services and public transport facilities.

It is therefore considered that the issues raised in the representation are acknowledged under para. 7.12 and that amendments to para 7.13 are not necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/35/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site ASA19 - Playground at Seel Park, Dinas Powys - Residential Settlement Boundary - reduce designation

Representation Type Object

Summary of Representation:

Objects to the inclusion of Seel Park within the settlement boundary for Dinas Powys as inappropriate. Representation seeks and amendment to the settlement boundary for Dinas Powys to exclude the playground at Seel Park.

Council's Response(s):

The inclusion of Seel Park and the equipped play area within the residential settlement boundary recognises that the park forms part of the physical urban area of Dinas Powys and its inclusion within the settlement boundary and is therefore considered to be logical. Furthermore, its inclusion does not itself suggest it is suitable for redevelopment. Indeed, criteria 4 of policy MD5 only permits development proposals within settlement boundaries where this "would not result in the unacceptable loss of public open space, community or tourism buildings and facilities". Accordingly it is considered that the policy framework of the LDP provides sufficient protection to safeguard the loss of the open space and community facility. Therefore, the proposed change is not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/36/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments relating to the LDP not fully taking into account the capacity of existing infrastructure in preparing the plan.

Council's Response(s):

The Council has considered the infrastructure needs arising throughout the plan period and as a result of new development in the draft Infrastructure Plan which has been prepared alongside the LDP, which has been informed by a series of relevant background papers including:

- Open Space Background Paper (2013)
 - Plan Preparation and Assessment of Flood Risk (2013)
 - Population and Housing Projections Background Paper (2013)
 - Waste Planning Background Paper (2013)
 - Community Facilities Assessment (2013)
 - Education Facilities Assessment (2013)
 - Sustainable Transport Assessment (2013)
 - Transport Assessment of LDP Proposals (2013)
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Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/37/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

That the LDP does not address existing problems. The LDP needs to be clear as to the nature of the works required and how these will be achieved. The current LDP lacks consideration of timing or responsibilities for resolving the identified problems and constraints in the Dinas Powys area.

Council's Response(s):

The Council has considered the infrastructure needs arising throughout the plan period and as a result of new development in the draft Infrastructure Plan which has been prepared alongside the LDP. Further detailed feasibility work is ongoing to further inform this plan which will be used to set the Community Infrastructure Levy in due course.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-2253/38/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of addition site specific information relating to sites highlight in the representation.

Council's Response(s):

The site information identified in Appendix 5 are the main issues identified by the Councils through consultaion with key infratructure providers and requirements of the Council that would be required through the formal planning application process. Notwithstanding this, Appendix 5 is not exhanustive and additional technical information would be required where this is shown to be the case through formal discussion with the Council and other statutory agenets at during the planning process.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/39/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of policy regarding new burial land allocations. Add new policy concerning burial land allocation with further amendments to policy MD 4 to include burial land.

Council's Response(s):

While the comments in respect of the Council's background study on Burial Land are noted, the conclusions and recommendations of the study have been accepted by the Council and incorporated into the Deposit LDP. In this regard, Criteria 2 of Policy MD1 (Location of Development) favours development that reinforces the role and function of settlements as key providers of community facilities. Policy MG7 (Provision of Community Facilities) favours new community facilities and services in accessible locations and Policy MD 4 (Community Infrastructure and Planning Obligations) seeks to secure new and improved community facilities. Community facilities is taken to mean those facilities which help people live their everyday lives including burial land.

The Community Infrastructure Levy Regulations came into force in England and Wales in 2010 and introduced powers for Local Planning Authorities to establish a Community Infrastructure Levy (CIL) to fund the infrastructure required to support the development of the area. The Regulations define a broad definition of 'infrastructure' and the Council's Draft Infrastructure Plan interprets 'infrastructure' as meaning the facilities and services that help people to live their everyday lives. This can range from strategic provision, such as new schools, and strategic transport schemes, to more local provision like open space and community facilities. The provision of new burial land facilities has been included within the Council's draft Infrastructure Plan and is therefore an item of infrastructure that could be funded through developer contributions where it is considered to be a priority.

The Council therefore considers that the policies of the Deposit LDP referenced above would not prevent the provision of burial land facilities should an application for them be received. The additional policy proposed and the amendments to policy MD4 are considered not to be required to ensure the soundness of the Plan. However, for clarity it is considered the definition of 'community facilities' on page 144 should be amended to include reference to 'burial land'.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/4/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation wishes to see amendments to paragraph 3.22 to make reference to transport linkages from the Vale of Glamorgan.

Council's Response(s):

It should be taken as read that the transport links to and within the Vale of Glamorgan are also the same linkages from the Vale of Glamorgan to other areas. Therefore it is the Council's view that the amendment is not required as it would not strengthen the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/5/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation objects to the housing in Dinas Powys due to the limited opportunities for employment therefore increasing the need to travel, arguing that housing growth should be restricted in Dinas Powys due to inadequate public transport provision.

Council's Response(s):

The Council has sought to ensure that future development is located in areas accessible by public transport. In this regard Dinas Powys is very well served by public transport and whilst it is accepted that residents of Dinas Powys will continue to commute for work purposes, there are a range of transport options to residents including regular bus and train services to Cardiff. In this regard the identification of Dinas Powys along with other key settlements in the South East Vale, follows principles established in the Vale of Glamorgan Unitary Development Plan that the South East Vale is a sustainable location for development due to public transport services and accessibility to services and facilities. Consequently the Council are of the view that Dinas Powys is well served by a range of transport choices and therefore it is appropriate for the LDP to identify further opportunities for housing as set out in the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/6/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation argues for a vision for transport explicitly addressing the needs of Dinas Powys, alongside a comprehensive analysis of all options, and an assessment of their feasibility and costs.

Council's Response(s):

The Council has undertaken an assessment of the potential highway implications resulting from the planned growth and also identifies opportunities for improved public transport provision, additionally the strategy itself recognises that the settlements within the south east Vale of Glamorgan are well served by public transport. The objective of the LDP are Vale wide and as such it is not considered necessary to develop settlement specific objectives, although sub objectives are set out under the settlement hierarchy categories detailed within Section 5 of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/7/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Objective 8, paragraph 4.13 to include reference to transport in and through Dinas Powys.

Council's Response(s):

The Council has sought to ensure that future development is located in areas accessible by public transport. In this regard Dinas Powys is very well served by public transport and whilst it is accepted that residents of Dinas Powys will continue to commute for work purposes, there are a range of transport options to residents including regular bus and train services to Cardiff. In this regard the identification of Dinas Powys along with other key settlements in the South East Vale, follows principles established in the Vale of Glamorgan Unitary Development Plan that the South East Vale is a sustainable location for development due to public transport services and accessibility to services and facilities. Additionally the Council will require future development proposals to contribute to the enhancement of existing public transport services.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2253/8/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

SP 7 should safeguard the route for the Dinas Powys bypass to meet the current need to alleviate congestion through Dinas Powys.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the represor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-2253/9/1 Mrs F A Butler (Clerk) Dinas Powys Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Ensure adequate and appropriate infrastructure is provided to support additional development.

Council's Response(s):

In identifying suitable sites for development, the Council engaged with key infrastructure providers to ensure that adequate and appropriate infrastructure is put in place to support additional development. Additionally, the Council has undertaken a preliminary infrastructure assessment that identifies the likely infrastructure required as a result of the developments proposed. Appendix 5 of the LDP sets out the infrastructure requirements for each development proposal in the LDP. Through this engagement the Council are satisfied that all sites identified within the LDP are capable of delivering the necessary infrastructure required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (30) - Land south of Llandough Hill / Penarth Road

Represor ID and details: ID-2256/1/1 Mr P R Egan BA, MCIPD, IPSH Llandough Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no objection to site MG2 (30) - Land south of Llandough Hill / Penarth Road, but expresses concern over the capacity of existing schools to accommodate the development, and the potential highway issues created.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (30) - Land south of Llandough Hill / Penarth Road

Represor ID and details: ID-2256/1/2 Mr P R Egan BA, MCIPD, IPSH Llandough Community Council

Alternative Site ASD42 - MG 2 (31) - Land north of Leckwith Road, Llandough - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (30) - Land south of Llandough Hill / Penarth Road

Representor ID and details: ID-2256/1/3 Mr P R Egan BA, MCIPD, IPSH Llandough Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation comments that Vale of Glamorgan Council should have regard for the impact developments have on wildlife and ensure measures are taken to preserve biodiversity.

Council's Response(s):

The Council considers that the Deposit LDP contains appropriate policies that seek to protect the natural and built assets of the Vale of Glamorgan and that no further inclusions are necessary. Policy MD 10 relates specifically to biodiversity and promotes the positive contribution that development proposals can make to biodiversity interests. In addition, the Plan's other Managing Development policies such as MD1, MD2 and MD3 seek to protect environmental assets. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (30) - Land south of Llandough Hill / Penarth Road

Represorator ID and details: ID-2256/1/4 Mr P R Egan BA, MCIPD, IPSH Llandough Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to insufficient burial land. Allocate land adjacent to Barry Crematorium as burial land

Council's Response(s):

The Council's Burial Land Study 2013 concludes that additional burial land capacity is likely to be required by the end of the plan period however, it is considered that at current rates of internment, the development of the crematorium in Barry, together with the expansion of existing capacity at existing sites where possible, will be sufficient to meet the identified need over the LDP period. As a result, no specific burial land allocation policy has been recommended for inclusion within the LDP and the allocation of a specific site as suggested by the represorator is unnecessary. However it is considered that the four-yearly major Plan reviews will enable the burial land position to be reviewed and allow for any potential significant shortfalls towards the end of the Plan period to be addressed and provided for if required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2260/1/1 Ms. C. Alexander Llanmaes Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as housing supply figure based on over estimations of population growth and the use of out of date data. Should wait till Welsh Assembly Government releases data based on 2011 census for more accurate estimation regarding housing supply. LDP contradicts itself due to lack of sites being built on brownfield areas (MG 2 Housing Allocations).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2260/1/2 Ms. C. Alexander Llanmaes Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 on the grounds the allocated strategic site at St Athan is too large. Amend by reducing the size of the Enterprise Zone.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represorator ID and details: ID-2260/1/3 Ms. C. Alexander Llanmaes Community Council

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represantor ID and details: ID-2260/1/3 Ms. C. Alexander Llanmaes Community Council

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2260/1/4 Ms. C. Alexander Llanmaes Community Council

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2(6) - Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2260/1/5 Ms. C. Alexander Llanmaes Community Council

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2(7) Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-2261/1/1 Ms R Quinn, Town Clerk Llantwit Major Town Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no specific objection to site MG2 (5) - Land to the east of Eglwys Brewis, but wishes to see the development provide a new newer system to accommodate the additional housing and alleviate existing problems.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-2261/1/2 Ms R Quinn, Town Clerk Llantwit Major Town Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representer ID and details: ID-2261/1/2 Ms R Quinn, Town Clerk Llantwit Major Town Council

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-2261/1/3 Ms R Quinn, Town Clerk Llantwit Major Town Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raised no specific objection to site MG2 (21) - Plasnewydd Farm, Llantwit Major, but questions whether the existing sewage infrastructure is adequate to support the proposed development.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2262/1/1 Mr Peter Akers

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Objects to SP 3 on the grounds housing requirements do not take into account the infrastructure issues apparent in the Vale. Amend by considering infrastructure first in relation to the projected housing requirement.

Council's Response(s):

Comments are noted. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

The Council is not aware of any significant issues that would affect the delivery of the LDP housing allocations and level of growth identified and further details are provided in the Housing Provision background paper (2015). In this respect, several residential sites have been granted permission and the Council are aware that many of the sites have been either acquired by developers or are under negotiation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-2262/1/2 Mr Peter Akers

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on concerns that land allocated for Llandough hospital expansion development will cause more congestion problems and have a damaging effect on the rural character of the area.

Council's Response(s):

Comments noted. The University Health Board has advised that additional land will be required for the future expansion of Llandough hospital and Policy MG 8 recognises the need for thorough planning and preparation in this regard. Notwithstanding this, paragraph 6.52 outlines the relevant timetable and conditions that will be imposed on future development including highway improvements. While there may be a presumption in favour of additional health related facilities at Llandough, any new development proposals will remain subject to all relevant policies within an adopted LDP which will seek to ensure that the local context and character of the surrounding natural and built environment is respected and that any adverse highway impacts are addressed

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG4 - Affordable Housing

Representor ID and details: ID-2263/1/1 Mrs S. Bowden, Clerk Penarth Town Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

The representation comments on the other mechanisms for affordable housing provision and suggests that these could be included within future Supplementary Planning Guidance on Affordable Housing (e.g. covering the use of intermediate renting, Community Land Trusts and the opportunities provided by cooperative housing and co-housing).

Council's Response(s):

Comments noted. Alternative methods of affordable housing delivery can be considered within an updated Affordable Housing SPG which will undergo public consultation in due course.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG4 - Affordable Housing

Represor ID and details: ID-2263/2/1 Mrs S. Bowden, Clerk Penarth Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Policy MD4 or supporting paragraph to the transfer of CIL receipts to Community and Town Councils with the incentive to produce place plans through the increased thresholds as in England.

Council's Response(s):

At this stage it is unclear how the CIL system will operate in Wales in respect of Community and Town Councils and this will need to be considered further through the preparation and adoption of CIL for the Vale of Glamorgan. Information on this process would not be appropriate for inclusion in the LDP supporting text.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG4 - Affordable Housing

Representor ID and details: ID-2263/3/1 Mrs S. Bowden, Clerk Penarth Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concern that no burial land or development management policies are identified in the Deposit LDP and recommended that burial land be included in the definition of community facilities on p144.

Council's Response(s):

Burial land is listed under the draft Infrastructure Plan as a potential community facility that could be funded through developer contributions. It is considered that burial land and cemeteries can be included within the broad definition of 'community facilities' and that it is an item of community infrastructure where provisions could be sought under the terms of Policy MD 4. No changes to policy MD 4 are therefore considered to be required to ensure the soundness of the Plan. However, for clarity it is considered the definition of 'community facilities' on page 144 should be amended to include reference to 'burial land'.

Proposed change to the definition of 'community facilities' on page 144 to include 'burial land' within the list of facilities in the second sentence.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG4 - Affordable Housing

Represontor ID and details: ID-2263/4/1 Mrs S. Bowden, Clerk Penarth Town Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support the aims of SP 1 policy in delivering the strategy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG4 - Affordable Housing

Representor ID and details: ID-2263/5/1 Mrs S. Bowden, Clerk Penarth Town Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation make reference the 2013 Planning Bill Consultation and proposals to introduce Place Plans, indication that the LDP should be revised to take account of emerging policy, specifically referencing Place Plans in the supporting justification and amend policy MD2.

Council's Response(s):

The representation seeks inclusion of a new policy and request consideration be made to amend supporting text to policy MD2 to take into account of proposals for the development of Place Plans. It is considered that the LDP as drafted would not prevent proposals for Place Plans from being considered that that it would be premature amend specific text before legislation and national guidance has been finalised. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2265/1/1 Mr A. Williams Penllyn Community Council

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represorator ID and details: ID-2265/2/1 Mr A. Williams Penllyn Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

MD 11 should be amended to include; affordable housing allocations will be appropriate to the identified local need, the level of services and the transport; any shortfall between local affordable housing on a site and the overall requirement for the Vale will be provided as a commuted sum; MG 4 and MD 11 will not be jointly applied to isolate minor rural settlements where there is a lack of services and transport.

Council's Response(s):

The Council is of the opinion that there is an affordable housing need across the Vale of Glamorgan, as evidence within the Local Housing Market Assessment. Consequently, the Council wish to see affordable housing provided in areas of need, and in particular in rural areas where opportunity for small scale developments are limited, but nevertheless can contribute to serving a specific local housing need. However the Council is also aware that some settlements may have limited services and facilities including public transport, and in this reflected in the planning criteria listed in policy MD11, and in this regard it is considered that policy MD11 reflects the changes proposed by Penllyn Community Council.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represantor ID and details: ID-2265/2/2 Mr A. Williams Penllyn Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comment on the application of policy MD11, in relation to ensure that affordable housing is limited in settlements where there are limited services and facilities.

Council's Response(s):

The Council is of the opinion that there is an affordable housing need across the Vale of Glamorgan, as evidence within the Local Housing Market Assessment. Consequently, the Council wish to see affordable housing provided in areas of need, and in particular in rural areas where opportunity for small scale developments are limited, but nevertheless can contribute to serving a specific local housing need. However the Council is also aware that some settlements may have limited services and facilities including public transport, and is reflected in criteria (5) of Policy MD11, which indicated that proposals have reasonable access to the availability and proximity of services and facilities. It is therefore considered that the concerns raised by Penllyn Community Council are addressed within the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2265/3/1 Mr A. Williams Penllyn Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD5 to identify settlement boundaries around minor rural settlements.

Council's Response(s):

Whilst settlement boundaries are a widely accepted planning policy tool for managing development and enabling local authorities to distinguish between existing built up areas and countryside, there is no specific requirement within national planning policy for Local Planning Authorities to identify settlement boundaries when preparing development plans. Where references are made to settlement boundaries within Planning Policy Wales these are within the context of safeguarding the countryside and encouraging sustainable development by directing new development either within or in close proximity to existing sustainable settlements.

Planning Policy Wales, paragraph 4.7.8 states, "development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

However, TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries".

Within this policy context the Council has considered the merits and appropriateness of maintaining settlement boundaries for those identified in the LDP Settlement Hierarchy. The Council acknowledge that maintaining settlement boundaries can provide a long standing approach to restricting inappropriate expansion of development into the countryside, and provide certainty to communities, landowners and developers as to where the Council wish to see future development occur. Within the larger settlements, maintaining settlement boundaries would ensure that the priority is given to the delivery of LDP housing allocations which could be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations.

One of the key disadvantages of settlement boundaries is that this creates a general presumption that development within boundaries is acceptable. In rural settlements this is particularly problematic as it places pressure on infill development which can impact on the rural character of these settlements, many of which in the Vale of Glamorgan contain rural conservation areas. Additionally, this presumption in favour of development increases land values within boundaries compared to that outside of the settlement boundaries, but also creates "hope values" on land adjoining settlement boundaries (i.e. that the land could be included sometime in the future plan review or as a potential "rounding off" development site). The latter reduces the opportunities for "rural exceptions" affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted. This is considered likely to be a key reason for a limited number of rural exception sites for affordable housing being proposed and delivered over the life of the Unitary Development Plan.

Furthermore, whilst providing more certainty on locations likely to be acceptable for most forms of development, especially housing, settlement boundaries should not be considered as a straight jacket to all forms of development. Policies in Planning Policy Wales and those in the Adopted UDP and Deposit LDP allow in principle, some forms of development on the edge of

Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen**Represor ID and details: ID-2265/3/1 Mr A. Williams Penllyn Community Council**

a minor villages which are outside but adjacent to the residential settlement boundary (such as proposals for affordable housing, community facilities and rural employment). Likewise it is not always the case that sites/proposals on land within a settlement boundary are suitable for development, which highlights the case that proposals for new development are simply not determined on whether a site falls within or outside a boundary line drawn on map. In this respect, such proposals are considered within the wider context of the site itself alongside other factors such as character of the surrounding area, adjoining uses, and the provision of adequate amenity space, and safe and suitable access.

In light of these factors, the LDP has proposed settlement boundaries around the Key, Service Centre and Primary settlements which are the focus of the majority of future development opportunities. For the Minor Rural Settlements, alongside a number of housing allocations, the LDP proposes criteria based approach for the assessment of future development proposals (Policy MD6 – Development within Minor Rural Settlements). The aim being to ease development pressures within Minor Rural Settlements by allowing “windfall” developments to come forward where considered appropriate on a case by case basis, whilst safeguarding the countryside from inappropriate development. This is particularly the case for those settlements within the hierarchy where housing allocations have been identified.

Notwithstanding this, Policy MD 6 maintains the ability for the Council to restrict inappropriate expansion of development in the countryside, proposals which would have a detrimental impact on the existing settlement or on the wider area. This approach is set out within Policy MD 6, Criteria 1 to 5, and is reinforced at paragraph 7.30 which states that:

“New development should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important, and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which present an incongruous or large scale extension will not be permitted”.

The criteria contained within Policy MD6 has been developed to reflect the material considerations that the Council would need to consider if settlement boundaries were maintained, for example relating to its impact on the countryside and character of the settlement. This enables development proposals within Minor Rural Settlements to be considered on their own merits rather than considering whether a potential development site lies within or outside a settlement boundary. Indeed, it should be noted that UDP Policy HOUS2 and HOUS8 allow for appropriate small scale development adjacent to settlement boundaries when assessed against criteria based policy. It is considered that the criteria proposed within Policy MD6 are sufficiently detailed to manage development proposals within Minor Rural Settlements and have been significantly enhanced from those previously used.

Therefore, it is considered that the criteria based policy under policy MD6 maintains the ability to appropriately manage new development proposals without imposing the restrictive approach of using settlement boundaries to control future development. This allows for appropriate small scale development within Minor Rural Settlements to be considered on individual merit rather than restricting new development opportunities to a limited number of small-infill and rounding-off plots within and adjoining the defined settlement boundary. This will allow the character of existing settlements to be safeguarded and assist in meeting local housing needs in rural villages, thereby supporting their longer term viability. Therefore, the proposed change is not considered to be required to ensure the soundness of the LDP.

It is noted that similar approaches to management of rural settlement developments and the removal of settlement boundaries has been proposed within Local Plans in England, notably the Cornwall Local Plan (2010-2030) and the Wiltshire LDF Core Strategy (2011).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2265/4/1 Mr A. Williams Penllyn Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to the distribution of housing across the minor rural settlements.

Council's Response(s):

The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represorator ID and details: ID-2265/4/1 Mr A. Williams Penllyn Community Council

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Representer ID and details: ID-2265/5/1 Mr A. Williams Penllyn Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the need to establish more parking spaces for town and district shopping centre to retain their position in the regional retail hierarchy. Amend by including reference to additional car parking facilities in para. 6.73, 6.74 and 6.75.

Council's Response(s):

Town and district retail centres are considered to offer a wider choice of transport opportunities particularly by bus and rail (with the exception of Cowbridge all the Vale's town and district retail centres are served by rail). It is a key objective of the LDP to encourage sustainable travel choices and the provision and promotion of additional car parking facilities is considered contrary to this objective. However, where there are specific car parking proposals that are required in the future these can be assessed against the Plan's other Development Management policies. Therefore, no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Representor ID and details: ID-2265/6/1 Mr A. Williams Penllyn Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

The SSA scoring methodology is unacceptable and crude when applied to ranking services and facilities. A more realistic assessment of settlements and their ability to provide for sustainable development having regard to services and facilities required.

Council's Response(s):

The Sustainable Settlements Appraisal study was intended to provide an overall indication of the relative sustainability of settlements and settlement groupings within the Vale of Glamorgan and was only a small part of the evidence base that was utilised by the Council in determining site selection. The Findings of the Site Assessment Process (September 2013) background paper provides information on the full site assessment process. Therefore while the comments of the representor are noted the Council considers that amendments to the Sustainable Settlements Appraisal as proposed are not required and would add little to the assessment that has already been undertaken.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/1/1 St Athan Community Council

Alternative Site ASN011 - Former RAF accommodation, East Camp, St. Athan - Mixed Use - Including Residential and Employment

Representation Type Object

Summary of Representation:

Objects to SP 2 as brownfield land should be allocated for residential use and suggests alternative site ASN011 - Former RAF accommodation, East Camp, St. Athan for mixed use development.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2267/1/2 St Athan Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 and seeks a reduction of the proposed area for the St Athan Enterprise Zone, and that future development should be informed by a master plan.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic site. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study. Further supporting evidence in relation to the employment policies of the Plan and the strategic employment sites is provided in the Further Advice on the Employment Land and Premises Study document (2015).

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development or other alternative uses within the Enterprise Zone due to its regional importance and wider economic benefits. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/10/1 St Athan Community Council

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/10/2 St Athan Community Council

Alternative Site ASN011 - Former RAF accommodation, East Camp, St. Athan - Mixed Use - Including Residential and Employment

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN011 - Former RAF accommodation, East Camp, St. Athan for inclusion in the Deposit LDP for mixed uses including residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/2/1 **St Athan Community Council**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation believes that policy MG 7 should allocate the provision of community facilities for St Athan due to the loss of public use of the facilities at RAF St Athan. Amend by allocating land for open space or community, leisure facilities for the St Athan area.

Council's Response(s):

Policies MD1, MD2, MD5 and MD6 all make provision for the protection and enhancement of community facilities, and in this regard the Council are of the opinion that the LDP provides adequate protection and provision of community facilities. Additionally the Council has undertaken an assessment of additional community facilities required as a result of the proposed development within St Athan and this will form the basis of future legal agreements associated with any future development proposals.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/3/1 St Athan Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy SP 2 as brownfield land should be allocated for residential use. Amend by allocating housing on brownfield site and putting enterprise zone on hold until master plan is complete.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2267/3/2 St Athan Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers that Policy SP 5 over provides for employment land and over estimates the employment potential of strategic sites. Concerns are raised regarding the specific employment use of aerospace of strategic sites. Amend policy by basing employment requirements on a more realistic review and consideration of employment potential in conjunction with assessing the highways and infrastructure impact of the strategic site at St Athan.

Council's Response(s):

The boundary of the St. Athan Enterprise Zone identified within the LDP reflects the overall area or gross area of land at MoD St Athan based on the existing boundary rather than the area of land that will be developed for the proposed Aerospace Business Park. Since the operations of the Aerospace Business Park would largely be undertaken "behind the wire", that is within the boundary of the MoD St Athan site, it is considered appropriate to identify this area on the LDP Proposals Map.

Policy MG 9 sets out the gross and net developable site areas and it is anticipated that some 208 hectares of the site would be occupied for Aerospace related uses and excludes the runway, the surrounding sterile area and other known environmental mitigation sites. The net developable area does however include some existing ancillary buildings and other areas which currently occupy the site as these may be reconfigured as part of the Aerospace Business Park. The extent of the development will be determined once the final master plan for the St Athan Aerospace Business Park has been developed.

Land allocated within the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone, which is being supported by Welsh Government, and a third site at Land South of Junction 34, M4 at Hensol which is strategically located and is a site which had previously been in receipt of financial assistance from the former Welsh Development Agency. This latter site is now in the ownership of Renishaw who are proposing to expand their current operations at Junction 34, alongside further employment and ancillary uses. A planning application for approximately 152,360 sqm of employment use floor space (and 11,390 sqm for ancillary commercial uses) is currently under consideration. Given the current status of these sites, there is a clear rationale for the inclusion of these sites within the employment land supply identified within the LDP. In this respect, their status is recognised within the Employment Land and Premises Study (2013) which includes recommendations to identify these as 'flagship' sites within LDP Policy MG 9.

Comments relating to the alternative use of brownfield land within the St Athan site are noted however, it is considered inappropriate to reduce the developable area or to constrain the future use of the Strategic Site by allocating alternative development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, work is on-going on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

With regards to the infrastructure requirements of the strategic sites a Northern Access Road to the St Athan Enterprise Zone has been identified on the LDP Proposals Map in recognition that whilst existing local highway access improvements may be required, a new northern access will be required to ensure the development of the St Athan Aerospace Business Park and the long term employment aspirations at the Enterprise Zone. Delivery of improved northern access is considered to be required towards the middle of the Plan period from 2020 and monitoring criteria has been included within the LDP under PT34. Further details related to local infrastructure requirements as a result of the associated residential development can be found within the Council's draft Infrastructure Plan.



Deposit Plan Policy - SP2 - Strategic Sites

Representer ID and details: ID-2267/3/2 St Athan Community Council

The local employment requirement of 52.84 hectares is based on the assessment of historic employment land take up, and again this is fully justified within the findings of the Employment land and Premises Study (2013). The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. The local employment land includes existing employment sites within the Vale of Glamorgan, which the Plan seeks to promote and safeguard to ensure that there is appropriate supply of land to support future local employment opportunities. The infrastructure and service needs of these sites were also considered within the Employment land and Premises Study.

Given the Plan's Strategy, Objectives and evidence set out in the Employment land and Premises Study (2013) it is considered no changes are required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/3/3 St Athan Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 9 (3) as scale of allocation is too excessive for the required need. Employment allocation needs to be spread out on to other brownfield sites. Some of the site could be re-allocated for residential use. Objects to other policies MG 10 and SP 5.

Council's Response(s):

The boundary of the St. Athan Enterprise Zone identified within the LDP reflects the overall area or gross area of land at MoD St Athan based on the existing boundary rather than the area of land that will be developed for the proposed Aerospace Business Park. Since the operations of the Aerospace Business Park would largely be undertaken "behind the wire", that is within the boundary of the MoD St Athan site, it is considered appropriate to identify this area on the LDP Proposals Map.

Policy MG 9 sets out the gross and net developable site areas and it is anticipated that some 208 hectares of the site would be occupied for Aerospace related uses and excludes the runway, the surrounding sterile area and other known environmental mitigation sites. The net developable area does however include some existing ancillary buildings and other areas which currently occupy the site as these may be reconfigured as part of the Aerospace Business Park. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is on-going work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

With regards to the infrastructure requirements of the strategic sites a Northern Access Road to the St Athan Enterprise Zone has been identified on the LDP Proposals Map in recognition that whilst existing local highway access improvements may be required, a new northern access will be required to ensure the development of the St Athan Aerospace Business Park and the long term employment aspirations at the Enterprise Zone. Delivery of improved northern access is considered to be required towards the middle of the Plan period from 2020 and monitoring criteria has been included within the LDP under PT34. Further details related to local infrastructure requirements as a result of the associated residential development can be found within the Council's draft Infrastructure Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/3/4 St Athan Community Council

Alternative Site ASN011 - Former RAF accommodation, East Camp, St. Athan - Mixed Use - Including Residential and Employment

Representation Type Object

Summary of Representation:

Objects to MG 9 (3) as scale of allocation is too excessive for the required need. Employment allocation needs to be spread out on to other brownfield sites. Some of the site could be re-allocated for residential use. Objects to other policies MG 10 and SP 5.

Council's Response(s):

The boundary of the St. Athan Enterprise Zone identified within the LDP reflects the overall area or gross area of land at MoD St Athan based on the existing boundary rather than the area of land that will be developed for the proposed Aerospace Business Park. Since the operations of the Aerospace Business Park would largely be undertaken "behind the wire", that is within the boundary of the MoD St Athan site, it is considered appropriate to identify this area on the LDP Proposals Map.

Policy MG 9 sets out the gross and net developable site areas and it is anticipated that some 208 hectares of the site would be occupied for Aerospace related uses and excludes the runway, the surrounding sterile area and other known environmental mitigation sites. The net developable area does however include some existing ancillary buildings and other areas which currently occupy the site as these may be reconfigured as part of the Aerospace Business Park. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is on-going work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

With regards to the infrastructure requirements of the strategic sites a Northern Access Road to the St Athan Enterprise Zone has been identified on the LDP Proposals Map in recognition that whilst existing local highway access improvements may be required, a new northern access will be required to ensure the development of the St Athan Aerospace Business Park and the long term employment aspirations at the Enterprise Zone. Delivery of improved northern access is considered to be required towards the middle of the Plan period from 2020 and monitoring criteria has been included within the LDP under PT34. Further details related to local infrastructure requirements as a result of the associated residential development can be found within the Council's draft Infrastructure Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/4/1 St Athan Community Council

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/4/2 St Athan Community Council

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

Deletion of site MG2 (5) - Land to the east of Eglwys Brewis.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/4/3 St Athan Community Council

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/4/4 St Athan Community Council

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-2267/4/5 St Athan Community Council

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-2267/4/5 **St Athan Community Council**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/5/1 St Athan Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions the viability of the Council's housing figures.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2267/6/1 St Athan Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the housing identified in St Athan and suggests site deletions and amendments.

Council's Response(s):

The boundary of the St. Athan Enterprise Zone identified within the LDP reflects the overall area or gross area of land at MoD St Athan based on the existing boundary rather than the area of land that will be developed for the proposed Aerospace Business Park. Since the operations of the Aerospace Business Park would largely be undertaken "behind the wire", that is within the boundary of the MoD St Athan site, it is considered appropriate to identify this area on the LDP Proposals Map.

Policy MG 9 sets out the gross and net developable site areas and it is anticipated that some 208 hectares of the site would be occupied for Aerospace related uses and excludes the runway, the surrounding sterile area and other known environmental mitigation sites. The net developable area does however include some existing ancillary buildings and other areas which currently occupy the site as these may be reconfigured as part of the Aerospace Business Park. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is on-going work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

With regards to the infrastructure requirements of the strategic sites a Northern Access Road to the St Athan Enterprise Zone has been identified on the LDP Proposals Map in recognition that whilst existing local highway access improvements may be required, a new northern access will be required to ensure the development of the St Athan Aerospace Business Park and the long term employment aspirations at the Enterprise Zone. Delivery of improved northern access is considered to be required towards the middle of the Plan period from 2020 and monitoring criteria has been included within the LDP under PT34. Further details related to local infrastructure requirements as a result of the associated residential development can be found within the Council's draft Infrastructure Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/6/2 St Athan Community Council

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/6/3 St Athan Community Council

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

Representation raises concerns over the housing identified in St Athan and suggests site deletions and amendments.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2267/7/1 St Athan Community Council

Alternative Site ASA21 - Land at St. Johns Well, St. Athan - Residential - reduce allocation boundary to remove site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-2267/7/2 St Athan Community Council

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2267/8/1 St Athan Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation offers no objection to site MG2 (3) - Land at Church Farm, St Athan but wishes to see the development provide specific community benefits included as part of any future development proposal, and are set out in the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2267/9/1 St Athan Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation offers no objection to site MG2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan but wishes to see the development address specific infrastructure issues, as set out in the representation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-2271/1/1 Mr D M Evans, Clerk St Nicholas & Bonvilston Community Council

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-2271/1/2 Mr D M Evans, Clerk St Nicholas & Bonvilston Community Council

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-2271/2/1 Mr D M Evans, Clerk St Nicholas & Bonvilston Community Council

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-2272/1/1 Mr David Roberts Sully & Lavernock Community Council

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (23) - Land at Upper Cosmeston Farm, Lavernock.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-2272/2/1 Mr David Roberts Sully & Lavernock Community Council

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-2272/3/1 Mr David Roberts Sully & Lavernock Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to SP 3 on the grounds the housing requirement in policy is based upon out of date projections. Amend by reassessing the housing requirement in light of WAG housing projections (2011).

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-2272/4/1 Mr David Roberts Sully & Lavernock Community Council

Alternative Site ASN028 - Hayes Road Sully Employment Land - Residential

Representation Type Object

Summary of Representation:

Representation promotes the employment site proposed at Hayes Road, Sully for residential development (alternative site reference ASN28).

Council's Response(s):

It is considered that reallocating the employment allocation MG9 (7) for residential development would be contrary to the findings of the Council's Employment Land and Premises Study (2013). This states that there is currently a shortage of good quality office space within the Barry area, including demand for small units up to 93 sq. m leasehold suites (paragraphs 5.15-16), and demand for small developable plots of 0.4-1.2 ha, (paragraph 5.21). The study also suggests that the availability of land is currently stifled by the current economic conditions; and within this context the study explicitly refers to the land owner intentions in the Hayes Lane/Hayes Road area (paragraph 6.22 and 6.36). Therefore whilst there is demand for local employment premises/land within the Barry area, owner intentions are restricting supply. Furthermore, it is considered that the Deposit LDP adequately provides for the identified housing requirements for the Vale of Glamorgan over the plan period, and there is no requirement for additional housing allocations such as the suggested site. Therefore, no changes are required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-2272/5/1 Mr David Roberts Sully & Lavernock Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation challenges the accuracy of the LDP housing requirement, and that all greenfield housing allocations are removed from the plan, and replaced with brownfield sites, greenfield sites should only be considered for development in the latter period of the plan (2021-26).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-2272/6/1 Mr David Roberts Sully & Lavernock Community Council

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-2272/6/2 Mr David Roberts Sully & Lavernock Community Council

Alternative Site ASN070 - Hayes Road, Sully - Community Use

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-2272/7/1 Mr David Roberts Sully & Lavernock Community Council

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-2272/7/2 Mr David Roberts Sully & Lavernock Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the allocated gypsy and traveller site is unsuitable for that form of development due to insufficient evidence supporting the allocation of the site within the background paper. Delete gypsy and traveller site allocation from Hayes Road and move to the proposed Llangan site-Alternative site ASN092 - Land East of Llangan - Gypsy and Traveller site.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP.

Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representor ID and details: ID-2272/7/3 Mr David Roberts Sully & Lavernock Community Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to planned gypsy and traveller site in MG5 (Gypsy and Traveller Site ID: 2272/DP6). Wording in MD18 needs to be amended to exclude reference to MG 5 site and para. 7.81 (MD 18 Gypsy and Traveller Accommodation) deleted due to mention of objected site.

Council's Response(s):

Local authorities are required to assess the accommodation needs of Gypsy and Travellers and to identify a site within their LDPs in order to accommodate the evidenced need. Policy MG5 identifies a site to meet the identified need. While the supporting text of the policy references the proposed site at Sully, the Council accepts that the Deposit Plan will be subject to an Examination in Public and elements of the Plan may change. As the site in Sully is the Council's proposed gypsy and traveller site, it is considered appropriate to include references within the supporting text which could be amended as a consequential change if required. However, references to Policy MG 5 within the criterion of policy MD 18 are considered to be appropriate as it does not specify the location of the site. Furthermore, it is considered this is a reasonable and appropriate requirement for the consideration of any future planning application for new or additional gypsy and traveller sites within the Vale of Glamorgan. This is considered in accordance with paragraph 36 of Welsh Government Circular 30/2007 (Planning for Gypsy and Traveller Caravan Sites) which indicates that the existing level of provision can form part of an authorities considerations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2273/1/1 Ms V Pearce, Clerk

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Growth

Representor ID and details: ID-2274/1/1 **Councillor Mrs S. Ceinwen Frost Wenvoe Community Council**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of burial land allocation for the community within LDP and proposes land to allocated within the Deposit LDP for burial purposes. Whilst suggesting potential areas for burial land no map has been provided and the Council is unable to identify the sites.

Council's Response(s):

The Council's Burial Land Study 2013 concludes that additional burial land capacity is likely to be required by the end of the plan period however, it is considered that at current rates of internment, the development of the crematorium in Barry, together with the expansion of existing capacity at existing sites where possible, will be sufficient to meet the identified need over the LDP period. As a result, no specific burial land allocation policy has been recommended for inclusion within the LDP and the allocation of a specific site as suggested by the representor is unnecessary. However it is considered that the four-yearly major Plan reviews will enable the burial land position to be reviewed and allow for any potential significant shortfalls towards the end of the Plan period to be addressed and provided for if required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Growth

Representor ID and details: ID-2274/2/1 **Councillor Mrs S. Ceinwen Frost** **Wenvoe Community Council**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comment on housing provision.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Growth

Representor ID and details: ID-2274/2/2 **Councillor Mrs S. Ceinwen Frost Wenvoe Community Council**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the lack of community facilities in Wenvoe compared to the proposed housing development.

Council's Response(s):

Policies MD1, MD2, MD5 and MD6 all make the provision for the protection and enhancement of community facilities, and in this regard the Council are of the opinion that the LDP provided adequate protection and provision of community facilities. Additionally the Council has undertaken an assessment of additional community facilities required as a result of the proposed development and this will form the basis of developer contributions associated with any future development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Growth

Representor ID and details: ID-2274/2/3 Councillor Mrs S. Ceinwen Frost Wenvoe Community Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the WAG taking responsibility for the Culverhouse Cross Junction to protect the area as the gateway into the Vale and for the airport. Thus taking responsibility for maintaining a good transport link.

Council's Response(s):

This is a matter that the Wenvoe Community Council should raise with the Welsh Government rather than the Vale of Glamorgan Council and it is not a matter for consideration within the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Growth

Representor ID and details: ID-2274/2/4 Councillor Mrs S. Ceinwen Frost Wenvoe Community Council

Alternative Site ASA22 - Land East of Wenvoe - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

representation seeks an amendment to the green wedge designation MG18 (3) Wenvoe.

Council's Response(s):

PPW states that local designations such as green wedges may be justified where land is required to prevent the coalescence of large towns and cities with other settlements; to manage urban form through controlled expansion of urban areas; to assist in safeguarding the countryside from encroachment; to protect the setting of an urban area; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. In designating a green wedge only that land which is considered necessary to meet the above objectives should be included. The extension of the green wedge as proposed by the representor would extend a green wedge designation into land which is not considered to be under significant development pressure at this time and that the extension of the green wedge into this area is therefore inappropriate when considered against the objectives detailed in PPW.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Growth

Representor ID and details: ID-2274/2/5 **Councillor Mrs S. Ceinwen Frost Wenvoe Community Council**

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 16 should include within the sub para. 6.113 the improvement of the roundabout at St Andrews Road with Port Road as it has become inadequate and is a danger to road users.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments. The junction identified by the representor was not excluded from the assessment however it was not considered to represent a significant highway issue. Although the junction is clearly on a strategic A-class route, St Andrew's Road does not form a part of the strategic highway network and is fundamentally a rural country lane with relatively low traffic flows and priority at such junctions will always be given to the strategic route.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Representer ID and details: ID-2285/1/1 **Mobile Operators Association**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of up to date telecommunications policy within the LDP. Add new telecommunications policy to LDP.

Council's Response(s):

The Council are of the opinion that the policy frameworks contained in both the Managing Development and Managing Growth sections of the Deposit LDP provide sufficient detail to enable the Council to consider proposals for telecommunications proposals. Indeed the proposed policy submitted on behalf of the Mobile Operators Association includes design specific criteria, which are considered to be addressed through policies MD1, MD2, MD3, MD9 and MG17.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/1 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP Strategy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/10 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation advises that the nearby Coslech Waste Water Treatment Works has limited capacity and will serve other planned developments in the area.

Council's Response(s):

Comments are noted. A planning application (2014/00228) for employment uses on the site is currently under consideration by the Council and it is expected that this issue will be addressed as part of the detailed consideration of these proposals.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/11 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG 23 (Mineral Working).

Council's Response(s):

Comments noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/12 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on policy MG 20 with regard to safeguarded resources near Pant Quarry. If this quarry is extended in the future it should be noted that there are two strategic water mains that need to be protected.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/13 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support policy MD1- Location of New Development.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/14 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD3 Design of New Development.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/15 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD4.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/16 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on existing public infrastructure that serves minor rural settlements and states there are no public sewers in Sigingstone. Comments made in support and summarise comments made in representations on specific site allocations.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/17 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD8.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represor ID and details: ID-2312/1/18 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Objects to SP 1 on the grounds that criterion 5 of SP 1 should also identify infrastructure requirements as outlined in PPW para. 12.1.7. Amend by including reference to infrastructure requirement for development in criterion 5.

Council's Response(s):

Alongside the production of the LDP, the Council has produced its Draft Infrastructure Plan (September 2013) and is supported by a series of associated background papers. This identifies the necessary infrastructure requirements to support the proposed level of housing growth within the LDP, and assessing the infrastructure requirements for each housing allocation within the LDP in respect of the following areas which the LDP can seek contributions towards new or enhanced provision:

Transport- including walking and cycling, public transport, park and ride facilities and highway infrastructure

Education

Community Facilities- including libraries, community buildings and leisure facilities

Open Space

For these areas, the Infrastructure Plan identifies the planning obligation requirements for each housing allocation which would be secured by the Council on granting of planning permission Appendix 1 of the Infrastructure Plan identifies the planning requirements for each site allocated within the Deposit LDP for a range of facilities according to the scale of the proposed development and levels of existing provision in the vicinity of the development. Additionally, Appendix 5 sets out the site specific infrastructure requirements associated with the development proposed.

It is therefore the opinion of the Council that in preparing the Deposit LDP, the Council has fully considered the necessary infrastructure to support the proposed housing growth identified within the LDP, and reflected in the policy requirements of the LDP as detailed in policy MD4 Community Infrastructure and Planning Obligations alongside other LDP policies which make specific reference to the provision of services and facilities to meet the demands generated by the development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represor ID and details: ID-2312/1/19 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for delivery and implementation of PPW 12.1.1 (infrastructure and services) cited in the Plan and offers to provide further advice on site allocations.

Council's Response(s):

Support is welcomed and comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/2 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation welcomes the adoption of the LDP strategy which seeks to focuss development in sustainable locations.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representer ID and details: ID-2312/1/20 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation offers assistance in the preparation of the proposed a Water Cycle Study.

Council's Response(s):

Comments are noted, and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representer ID and details: ID-2312/1/21 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation offers assistance in the preparation of future site specific development briefs.

Council's Response(s):

The offer of collaboration on the development of site specific development briefs from Dwr Cymru Welsh Water is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/3 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for SP 1 specifically criterion 5 delivering key infrastructure linked to the impacts of development.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/4 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comment on DCWW involvement in the LDP preparations to date.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representer ID and details: ID-2312/1/5 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation indicates that DCWW shall monitor the scale and pace of development in this area as it relates to the provision of adequate water infrastructure.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/6 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the sites existing water and sewage infrastructure which will need to be extended if more development on the site takes place.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represantor ID and details: ID-2312/1/7 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on MG 9 on the need for DCWW undertake further assessments on allocation at the appropriate time to gauge the demands of the site in regards to water and water waste. Refers to limited capacity at Cog Moors which will need to be expanded as developments come forward.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representer ID and details: ID-2312/1/8 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the need for upgrades to the local Bendricks Sewage station to accommodate future development.

Council's Response(s):

Comments noted. This issue has been identified and taken into account in in the allocation of the site and has been acknowledged in the individual site details contained at Appendix 6 of the LDP for site MG 9 (5).

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-2312/1/9 Rhys Evans Dwr Cymru Welsh Water

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation seeks additional text to be added to Appendix 6 in relation to site MG(9).

Council's Response(s):

Comments are noted- Amend site specific details in Appendix 6 for site MG 9 (9) Llandow Trading Estate to read:
DCWW has advised that foul flows from some of the sites are accommodated by private sewage treatment works and consultation with the operator may also be required.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-2329/1/1 Mr A G Hallett

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-2346/1/1 Mrs D Scaglioni

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-2346/2/1 Mrs D Scaglioni

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-2368/1/1 Mr I Perry

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (43) - Land to the East of St. Nicholas.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-2368/1/2 Mr I Perry

Alternative Site ASN023 - Pwll Sarn Farm, St Nicholas - Residential

Representation Type Object

Summary of Representation:

Delete MG 2 (43) - Land to the East of St. Nicholas- promotes alternative site Pwll Sarn Farm, St Nicholas .

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-2368/1/3 Mr I Perry

Alternative Site ASN021 - Land to the Rear of Tuar Gaer and White Gables, St Nicholas - Residential

Representation Type Object

Summary of Representation:

Delete MG 2 (43) - Land to the East of St. Nicholas- promotes alternative site Land to the Rear of Tuar Gaer and White Gables, St Nicholas

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-2368/1/4 Mr I Perry

Alternative Site ASN022 - Land to the West of Duffryn Lane, St Nicholas - Residential

Representation Type Object

Summary of Representation:

Delete MG 2 (43) - Land to the East of St. Nicholas- promotes alternative site Land to the West of Duffryn Lane, St Nicholas

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-2368/1/5 Mr I Perry

Alternative Site ASN020 - Land to the South West of St Nicholas - Residential

Representation Type Object

Summary of Representation:

Delete MG 2 (43) - Land to the East of St. Nicholas- promotes alternative site Land to the South West of St Nicholas

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2376/1/1 Mr Isaac Benjuya

Alternative Site ASN024 - Land at Wick Road, Llantwit Major - Residential

Representation Type Object

Summary of Representation:

The representation seeks the inclusion of alternative site ASN024 - Land at Wick Road, Llantwit Major in the Deposit LDP for mixed use residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2376/2/1 Mr Isaac Benjuya

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow for residential development within the Depsoit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2376/3/1 Mr Isaac Benjuya

Alternative Site ASN025 - Land East of Llantwit Major Road surrounding Crosslands, Llandow - Mixed Use Development including Housing

Representation Type Object

Summary of Representation:

The representation seeks the inclusion of alternative site ASN025 - Land East of Llantwit Major Road surrounding Crosslands, Llandow in the Deposit LDP for mixed use residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2376/4/1 Mr Isaac Benjuya

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy MD 14 (Tourism and Leisure) and considers the mixed use development promoted by the representor at Llandow; East of Llantwit Major Road (ASN25) meets the policy objectives. The representation seeks no changes to the policy. In relation to alternative site ASN25, it is considered that the LDP identifies sufficient, deliverable and appropriate housing land in the area and the site is not required to ensure the soundness of the Plan.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2376/5/1 Mr Isaac Benjuya

Alternative Site N/A

Representation Type Object

Summary of Representation:

The LDP should include a flexible approach to development that allows for development opportunities that do not fully align with the LDP strategy and settlement hierarchy.

Council's Response(s):

The LDP strategy and settlement hierarchy has been adopted to promote sustainable patterns of development within settlements that offer good accessibility to services and facilities, alongside opportunities to access existing public transport or to allow for additional provision of such facilities. This accords with the guidance set out in Planning Policy Wales which advises that local planning authorities should direct development to the sustainable locations with the overall aim of reducing the need to travel by locating development within existing urban areas or other locations which are or can be served by public transport. Notwithstanding this the policy framework of the LDP allows for additional development opportunities over and above the housing allocations in the LDP where such proposals would support the LDP strategy e.g. MD1- Location of New Development. In this regard the Council are of the view that the LDP provides sufficient flexibility to allow for additional development opportunities to come forward during the plan period. Such proposals would be considered on their own merit and within the context of the LDP strategy and policy framework. The Council considered that to allow the degree of flexibility as suggested by the representor would introduce ambiguity in to the LDP and undermine its soundness.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-2378/1/1 Mr G R Davies & Mrs C Goldsworthy & H.M.Davies

Alternative Site ASA12 - Land to the East of St. Nicholas - Residential - extend allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-2378/2/1 Mr G R Davies & Mrs C Goldsworthy & H.M.Davies

Alternative Site ASA12 - Land to the East of St. Nicholas - Residential - extend allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-2378/3/1 Mr G R Davies & Mrs C Goldsworthy & H.M.Davies

Alternative Site ASA23 - Land to the East of St. Nicholas - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the amendment to the Ely Valley and Ridge Slopes SLA to accommodate an increase in the housing allocation MG2 (43) land east of St Nicholas.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. Therefore the Council considers that the SLAs designated within the Deposit LDP are based on robust and current information and that the reconsideration of SLA as suggested to exclude the site identified is unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-2378/4/1 Mr G R Davies & Mrs C Goldsworthy & H.M.Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the estimated housing requirement is too low considering the amount of expected employment in and around the Vale of Glamorgan. Housing requirement in the Vale should reflect Cardiff's LDP and the population and household projections due to the strong links between the two based on commuting and migration. Amend by increasing the housing requirement based on up to date WAG housing projection (2011) and a closer relationship between expected employment and housing requirement.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-2378/5/1 Mr G R Davies & Mrs C Goldsworthy & H.M.Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to the statement regarding access via Ger-y-Llan and its suitability to offer access to the allocated site. The client has reserved rights for general/all-purpose access from Ger-y-Llan to the allocated site. Access via Ger-y-Llan is believed to be suitable and this should be reflected in the Sustainability Appraisal.

Council's Response(s):

While the comments of the representor are noted and the supporting information submitted is welcomed, it should be noted that the site assessments undertaken by the Council were based on the best available information and did not involve an in depth analysis of all planning aspects of the site but provided sufficient information to aid site selection. More detailed information was collated by the Council on each prospective site during the later stages of the process. Notwithstanding the above, the site in question has been included within the Deposit Draft LDP as a residential allocation under Policy MG2 (43) and the comments of the representor and the additional information submitted are welcomed. However, it is considered that the information provided would not affect the outcome of the sites overall sustainability scoring and therefore the suggested change is not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-2386/1/1 Mr H Child

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 7 - Provision of Community Facilities

Representor ID and details: ID-2390/1/1 Mr Ross Anthony

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 7 should be amended to include reference to cultural facilities in particular theatres as it is important to the quality of life of residents. MG 7 should reflect Objective 5 (Vision and Objectives p.25) in maintaining and enhancing existing community facilities.

Council's Response(s):

Policies MD1, MD2, MD5 and MD6 all make the provision for the protection and enhancement of community facilities, the glossary provides a description as to what the Council considers as being community facility - this includes cultural venues, and in this regard the Council are of the opinion that the LDP provided adequate protection for theatres and similar venues.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 7 - Provision of Community Facilities

Representor ID and details: ID-2390/1/2 Mr Ross Anthony

Alternative Site N/A

Representation Type Object

Summary of Representation:

Concern that buildings such as theatres are not represented within the plan and therefore not protected or under provision to be enhanced. SP11 (Tourism and Leisure) should include cultural assets (such as theatres) within its policy to allow for enhancement and protection.

Council's Response(s):

Within the Plan, theatres are recognised as tourist and leisure facilities and community facilities and as such are promoted and afforded protection through policies SP11 Tourism and Leisure, policy MG7 Provision of Community Facilities and policy MD14 Tourism and Leisure. While important, it is considered that there is insufficient need over the plan period for theatres to be specifically singled out as a priority within the policies of the plan and the general protection afforded to them is adequate to address any perceived threat.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represontor ID and details: ID-2396/1/1 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP Strategy, recognition afforded to Cardiff Airport within the LDP, the St Athan Enterprise Zone and associated infrastructure and housing proposals.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/10 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/2 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP strategy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-2396/1/3 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation expresses support for the strategic employment sites at St Athan and Cardiff Airport as part of the Enterprise Zone. Support is also provided for the associated policies that support the strategic sites including the allocation of the Northern Access Road and residential allocations in the St Athan area. Representation also states that the Welsh Government (ES&T) will continue to work in partnership with the Vale of Glamorgan Council to ensure the delivery of these policies throughout the emerging LDP process.

Council's Response(s):

Comments noted and support welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/4 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for LDP strategy and in particular MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/5 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for LDP strategy and in particular SP2 (ii) - Mixed uses at St Athan.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/6 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/7 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG9 (3) - St Athan Strategic Opportunity Area.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/8 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2396/1/9 Paul Evans - Planning Manager Welsh Government

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representer ID and details: ID-2407/1/1 Glenn Taylor Brynhill Golf Club

Alternative Site ASA24 - Brynhill Golf Club, Barry - Residential Settlement Boundary - extend designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the residential settlement boundary for Barry to include alternative site ASA24 - Brynhill Golf Club, Barry for inclusion in the deposit LDP for residential development.

Council's Response(s):

The representation has been made in relation to the inclusion of land at Brynhill Golf Club. This land was previously considered as a Candidate Site (2407/CS1) for development and discounted on the grounds that it would have an adverse impact on a Special Landscape Area. Notwithstanding this, it is considered that the LDP identifies sufficient, deliverable and appropriate housing land in the area and the proposed change is not considered required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-2407/2/1 Glenn Taylor Brynhill Golf Club

Alternative Site ASN076 - Brynhill Golf Club, Barry - Residential

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the residential settlement boundary for Barry to include alternative site ASA24 - Brynhill Golf Club, Barry for inclusion in the deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2411/1/1 Wm Morrison Supermarket PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to SP 2 as it should include the whole of the Barry Waterfront redevelopment including Barry Waterfront Retail Park.

Council's Response(s):

The proposals map identifies the remaining undeveloped land at Barry Waterfront, and therefore excludes the existing Barry Waterfront Retail Park. Any future development proposals associated with the retail park could be considered against the LDP retail policies. As such it is not considered appropriate to extend the boundary of the land allocated under MG3 Barry Waterfront to include existing built developments. The proposed change is therefore not considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-2411/1/2 Wm Morrison Supermarket PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend the proposals map to include the entirety of Barry Waterfront development including the retail Park and make reference in policy.

Council's Response(s):

The proposals map of the LDP identifies the remaining undeveloped land at Barry Waterfront under policies SP2 & MG3 and excludes the existing Barry Waterfront Retail Park which has already been developed. Any future development proposals associated with the existing retail park would be considered against the retail policies of the LDP and as such it is not considered appropriate to extend the boundary of the land allocated under MG3 Barry Waterfront to include the existing built developments.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representer ID and details: ID-2411/1/3 Wm Morrison Supermarket PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objection to policy MG 3 as Barry waterfront retail park should be included in the Barry Waterfront redevelopment area. Amend by including Barry waterfront retail park in the Barry waterfront redevelopment.

Council's Response(s):

The proposals map identifies the remaining undeveloped land at Barry Waterfront, and therefore excludes the existing Barry Waterfront Retail Park. Any future development proposals associated with the retail park would be considered within the LDP retail policies and as such it is not considered appropriate to extend the boundary of the land allocated under MG3 Barry Waterfront to include existing built developments.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representer ID and details: ID-2411/1/4 Wm Morrison Supermarket PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 3 based upon the terms expressed in para 6.21 "district centre". The area should be referred to as an out of centre site to apply with PPW retail policies. Amend by changing terms relating to district centre to out of centre.

Council's Response(s):

The planned retailing within phase 2 of the Barry Waterfront is described as a district retail centre as part of the overall masterplan and should be seen within the context of this development, rather than the overall Vale retail hierarchy, which the Barry Waterfront will continue to be categorised as a out of centre retail area. It should also be noted that the retail element of Phase 2 is currently under construction.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-2411/1/5 Wm Morrison Supermarket PLC

Alternative Site ASN108 - Land at Heol Ceinog, Barry - Retail

Representation Type Object

Summary of Representation:

The Proposals Map should be amended to include the whole of the Barry Waterfront redevelopment area, including Barry Waterfront Retail Park, and the policy should refer to the whole redevelopment.

Council's Response(s):

The proposals map identifies the remaining undeveloped land at Barry Waterfront, and therefore excludes the existing Barry Waterfront Retail Park. Any future development proposals associated with the retail park would be considered within the LDP retail policies and as such it is not considered appropriate to extend the boundary of the land allocated under MG3 Barry Waterfront to include existing built developments.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2439/1/1 Dafydd Cantwell Hendre Limited

Alternative Site ASN026 - Land south west of Sigingstone - Residential

Representation Type Object

Summary of Representation:

Representation promotes an alternative site ASN026 - Land south west of Sigingstone for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2439/1/2 Dafydd Cantwell Hendre Limited

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 1 on the basis 5% flexibility is too low, amend to 10%. Include site (ID: 2439/DP1) in housing allocation (MG 2), as it complies with MD 6 (Development with Minor Rural Settlements).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2441/1/1 Mr D A Buckland

Alternative Site ASN027 - Land west of Cardiff Road, Dinas Powys - Residential - affordable housing

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN027 - Land west of Cardiff Road, Dinas Powys for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-2455/1/1 Mr Nigel Phillips

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-2455/1/2 **Mr Nigel Phillips**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-2455/1/3 **Mr Nigel Phillips**

Alternative Site ASN105 - Land north west of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-2455/1/4 **Mr Nigel Phillips**

Alternative Site ASN104 - Land north of Welsh St. Donats - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represorator ID and details: ID-2455/1/5 **Mr Nigel Phillips**

Alternative Site ASN106 - Land west of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-2455/2/1 Mr Nigel Phillips

Alternative Site ASN028 - Hayes Road Sully Employment Land - Residential

Representation Type Object

Summary of Representation:

Representation promotes the employment site proposed at Hayes Road, Sully for residential development (alternative site reference ASN28).

Council's Response(s):

It is considered that reallocating the employment allocation MG9 (7) for residential development would be contrary to the findings of the Council's Employment Land and Premises Study (2013). This states that there is currently a shortage of good quality office space within the Barry area, including demand for small units up to 93 sq. m leasehold suites (paragraphs 5.15-16), and demand for small developable plots of 0.4-1.2 ha, (paragraph 5.21). The study also suggests that the availability of land is currently stifled by the current economic conditions; and within this context the study explicitly refers to the land owner intentions in the Hayes Lane/Hayes Road area (paragraph 6.22 and 6.36). Therefore whilst there is demand for local employment premises/land within the Barry area, owner intentions are restricting supply. Furthermore, it is considered that the Deposit LDP adequately provides for the identified housing requirements for the Vale of Glamorgan over the plan period, and there is no requirement for additional housing allocations such as the suggested site. Therefore, no changes are required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-2469/1/1 Janet Green

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for site MG2 (5) - Land to the east of Eglwys Brewis.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-2493/1/1 Mr D L Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 1 housing figure placing too great a reliance on windfall sites. Amend windfall site projection from 25% to 10% as it is more realistic. More reliance on units identified as specific allocations in the plan.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2493/1/2 Mr D L Thomas

Alternative Site ASN030 - Land off Fonmon Road and Port Road, Rhoose - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN030 - Land off Fonmon Road and Port Road, Rhoose for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represantor ID and details: ID-2493/2/1 Mr D L Thomas

Alternative Site ASA25 - Land off Fonmon Road and Port Road, Rhoose - Residential Settlement Boundary - extend designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the residential settlement boundary for Rhoose to include alternative site ASA25 - Land off Fonmon Road and Port Road for inclusion in the deposit LDP for residential development.

Council's Response(s):

The representation has been made in relation to the inclusion of land at Fonmon, Rhoose, within the residential settlement boundary and for its allocation within the LDP. It is considered that the LDP identifies sufficient, deliverable and appropriate housing land within the area and the proposed change is not considered required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represorator ID and details: ID-2493/3/1 Mr D L Thomas

Alternative Site ASA26 - Land off Fonmon Road and Port Road, Rhoose - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation promotes amendments to the green wedge around Rhoose to exclude land which should form a part of the settlement.

Council's Response(s):

The Council's Green Wedge background paper (2013) identifies that the green wedge designation to the north of Rhoose (MG18 (7) Between Rhoose and Aberthaw) has been designated in order to protect the openness of the land in the area from speculative development to prevent the coalescence of settlements as has been portrayed in the representation. Further the area has been subject to a long standing green wedge designation which has been significantly reduced as a part of the emerging LDP as other policy mechanisms and extant designations already provide some degree of protection. In respect of the need for additional housing, the council has considered the housing need during the lifetime of the plan and has determined that there is a need for 9950 additional dwellings up to 2026. The Council's reasoning on this matter is contained within the Population and Housing Projections Background Paper (2013). The amendment to the green wedge to accommodate further development sites is therefore considered to be unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-2493/4/1 Mr D L Thomas

Alternative Site ASA27 - Land off Fonmon Road and Port Road, Rhoose - Minerals Buffer Zone - reduce designation

Representation Type Object

Summary of Representation:

Objects to MG 21 (Buffer Zones) as quarry buffer zone lies within alternative site (Id: 2493). According to para. 6.3 to 6.5 (Minerals Planning – Background Paper 2013) the site would have no impact on the operation of the quarry and reduce the buffer zone to exclude the site due to being on the extremity of the buffer zone. Amend buffer zone boundary to exclude alternative site (ID: 2493).

Council's Response(s):

The proposed change has been suggested in order to facilitate the development of an alternative site. There are no clear and justifiable reasons for reducing the buffer zone distance in this case.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG10 - St Athan - Cardiff Airport Enterprise Zone

Represor ID and details: ID-2501/1/1 **Legal & General Investment Management Ltd**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 10 on the grounds the proposed business use of aerospace industry and high tech manufacturing is too limiting in the current economic climate and therefore to further promote sustainability there is a need to diversify. Change policy to include an airport city which will include a mix of business uses to better promote sustainability and strength the economy of the region.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The Welsh Government is in the process of preparing a development framework for the future development of the Enterprise Zone which will provide further details of the proposals set out in the LDP. Given its regional importance, the wider economic benefits of the site and the development framework which provides further details of the proposed land use, the Council consider that the Cardiff Airport – St Athan Enterprise Zone should not be amended.

In terms of the focus on aerospace and defence sectors, the allocation of Strategic Employment land at St Athan – Cardiff Airport Enterprise Zone has been assumed to meet the strategic employment needs rather than local needs. The area has a strong heritage of aeronautical excellence and St Athan and Cardiff Airport also have established University engineering support. The aim of the Enterprise Zone is to grow a critical mass of Maintenance, Repair and Operations (MRO) uses as well as support the development of an aerospace education, training and R&D hub.

The Lifting Off, Implementing of the Strategic Vision for UK Aerospace (2013) also sets out a range of priorities under the themes of technology, skills and engagement, manufacturing and supply chain competitiveness. In recognising its strong heritage in the aerospace industry and strengths in manufacturing, MRO and unmanned systems, the strategy emphasises the key role Wales has to play in underpinning the UK's competitive advantage in the sector.

The background paper 'Employment Land and Premises Study' (September 2013) states that there is no demand for general office or industrial uses at this location which could serve the local market.

The aim of the 'airport city' is to promote investment to create a major business destination at Cardiff Airport particularly for the aerospace and high tech sectors. It is therefore considered that a critical mass of employment (including B1, B2 and B8), specialist educational and leisure uses that cater specifically for the needs of these sectors is required to ensure the success of the 'airport city'. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2505/1/1 Mr Stephens

Alternative Site ASN062 - Land off Trepit Road, Wick - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN062 - Land off Trepit Road, Wick for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2514/1/1 Mr R Reader

Alternative Site ASN031 - Land to the North of Rhoose and West of Cardiff Airport - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN031 - Land to the North of Rhoose and West of Cardiff Airport for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2514/2/1 Mr R Reader

Alternative Site ASD52 - MG 18 (7) - Green Wedge Between Aberthaw and Rhoose - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the amendment of the green wedge between Rhoose and Aberthaw to exclude the proposed site and the appropriate changes to the proposals map.

Council's Response(s):

The Council's Green Wedge background paper (2013) identifies that the green wedge designation to the north of Rhoose (MG18 (7) Between Rhoose and Aberthaw) has been designated in order to protect the openness of the land in the area from speculative development to prevent the coalescence of settlements as has been portrayed in the representation. Further the area has been subject to a long standing green wedge designation which has been significantly reduced as a part of the emerging LDP as other policy mechanisms and extant designations already provide some degree of protection. In respect of the need for additional housing, the council has considered the housing need during the lifetime of the plan and has determined that there is a need for 9950 additional dwellings up to 2026. The Council's reasoning on this matter is contained within the Population and Housing Projections Background Paper (2013). The amendment to the green wedge to accommodate further development sites is therefore considered to be unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2514/2/2 Mr R Reader

Alternative Site ASA28 - Land to the North of Rhoose and to the West of Cardiff Airport - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the amendment of the green wedge between Rhoose and Aberthaw to exclude the proposed site and the appropriate changes to the proposals map.

Council's Response(s):

The Council's Green Wedge background paper (2013) identifies that the green wedge designation to the north of Rhoose (MG18 (7) Between Rhoose and Aberthaw) has been designated in order to protect the openness of the land in the area from speculative development to prevent the coalescence of settlements as has been portrayed in the representation. Further the area has been subject to a long standing green wedge designation which has been significantly reduced as a part of the emerging LDP as other policy mechanisms and extant designations already provide some degree of protection. In respect of the need for additional housing, the council has considered the housing need during the lifetime of the plan and has determined that there is a need for 9950 additional dwellings up to 2026. The Council's reasoning on this matter is contained within the Population and Housing Projections Background Paper (2013). The amendment to the green wedge to accommodate further development sites is therefore considered to be unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2514/3/1 Mr R Reader

Alternative Site ASN032 - North of Burdonshill Road, Wenvoe - Residential

Representation Type Object

Summary of Representation:

Representation promotes new site at Burdonshill.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2514/4/1 Mr R Reader

Alternative Site ASA56 - North of Burdonshill Road, Wenvoe - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the removal of land at Burdonshill from the Special Landscape Area.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. Therefore the Council considers that the SLAs designated within the Deposit LDP are based on robust and current information and that the reconsideration of SLA as suggested to exclude the site identified is unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2522/1/1 Mr D T Hodges

Alternative Site ASN033 - Land opposite Lamb and Flag PH, St. Bride's Road, Wick - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN033 - Land opposite Lamb and Flag PH, St. Bride's Road, Wick - for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-2522/2/1 Mr D T Hodges

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (44) - Land adjacent to St Brides Road, Wick.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2523/1/1 Mr D W Thomas

Alternative Site ASN034 - Land at Main Road, Llanmaes - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN034 - Land at Main Road, Llanmaes for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2524/1/1 Mr P Ryan

Alternative Site ASN035 - Land adjacent to Corntown Court, Corntown - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN035 - Land adjacent to Corntown Court, Corntown for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2524/2/1 Mr P Ryan

Alternative Site ASA29 - Land adjacent to Corntown Court, Corntown - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the site at Corntown Court from the green wedge designation MG18(4).

Council's Response(s):

The green wedge designation MG18 (4) South of Bridgend has been defined in response to the large scale industrial expansion on the southern edges of Bridgend. The designation utilises permanent and robust boundaries and compliments a similar designation made by Bridgend County Borough Council in the Local Development Plan. It is considered that the designation conforms with national policy set out in PPW which states that "In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries." (PPW para. 4.8.12 Planning for Sustainability).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (39) - ITV Wales, Culverhouse Cross

Represor ID and details: ID-2533/1/1 Carlton Communications Ltd

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the DLDP site allocation and requests removal of site specific requirements relation to site access and requierment for the provision of an environment statement, and to increase the proposed dwelling number to 250.

Council's Response(s):

Support is welcomed. The site constraints and requested changes have been considered as part of the planning application for the proposal which has been grated consent. Therefore, no changes to the DLDP are considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (39) - ITV Wales, Culverhouse Cross

Represorator ID and details: ID-2533/2/1 Carlton Communications Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks to remove the requirement to provide a new link road between the A4050 and the ITV Wales site from the LDP site development requirements.

Council's Response(s):

The site is the subject of an extant planning consent; the area of objection within the representation has been considered by the Council in its decision to grant permission for the development, therefore the Council is of the view that no further changes to the LDP is required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2539/1/1 Mr & Mrs D.R.Randolph

Alternative Site ASN036 - Land off Old Port Road and to the north of Wenvoe - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN036 - Land off Old Port Road and to the north of Wenvoe for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-2539/1/2 **Mr & Mrs D.R.Randolph**

Alternative Site ASA43 - Land off Old Port Road and to the north of Wenvoe - Amend Settlement Boundary

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the residential settlement boundary for Barry to include alternative site ASA43 - Land off Old Port Road and to the north of Wenvoe for inclusion in the deposit LDP for residential development.

Council's Response(s):

The representation has been made in relation to the inclusion of land off Old Port Road, Wenvoe within the residential settlement boundary and for its allocation within the LDP. The Council is of the view that the LDP identifies sufficient and appropriate housing land and there is no requirement to include Old Port Road, Wenvoe as a housing allocation within the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2539/2/1 Mr & Mrs D.R.Randolph

Alternative Site ASA30 - Land off Old Port Road and to the north of Wenvoe - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks to remove land off Old Port Road, Wenvoe from the green wedge designation MG18(3).

Council's Response(s):

The LDP identifies a housing requirement of 9,950 dwellings for the Plan period. The requirement figure is based on Welsh Government population projections for the Vale of Glamorgan. To accommodate this level of growth the LDP has identified a range of development opportunities throughout the Vale of Glamorgan which are detailed at Policy MG2 and further information on how the LDP housing requirement has been derived is set out in the Council's Population and Housing Projections Background Topic Paper (2013). The Council is therefore of the opinion that additional housing sites are not required. With regard to the inclusion of the site with a green wedge, PPW states that local designations such as green wedges may be justified where land is required to prevent the coalescence of large towns and cities with other settlements; to manage urban form through controlled expansion of urban areas; to assist in safeguarding the countryside from encroachment; to protect the setting of an urban area; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. In designating a green wedge only that land which is considered necessary to meet the above objectives should be included. The Council contends that the land to the north of Wenvoe between the village and Culverhouse Cross remains under development pressure and that the green wedge designation has been drawn to logical and robust boundaries which will assist in meeting these objectives. The removal of the site from the designation is therefore not considered to be warranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2543/1/1 Mr I M Fairweather

Alternative Site ASN037 - Land to the South of St.Nicholas - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN037 - Land to the South of St.Nicholas for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - SP1 - Delivering The Strategy

Representor ID and details: ID-2556/1/1 Mr R G Harry

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to SP 1 on the grounds an extra criterion should be added to the policy in reference to mineral extraction and waste management. This is due to the predicted increase in demand for aggregate owing to proposed development over the plan period. Amend by including the following “providing an adequate range of opportunities for minerals extraction and waste management”.

Council's Response(s):

Matters associated with mineral extraction and waste management are considered within Strategic Policies SP8 Sustainable Waste Management and SP9 - Minerals. These policies set out the LDP requirements for Mineral and Waste planning over the LDP period up to 2026. Therefore it is considered unnecessary to introduce additional criteria relating to these matters within policy SP1.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP1 - Delivering The Strategy

Represorator ID and details: ID-2556/1/2 Mr R G Harry

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers insufficient minerals resource provision has been to meet the growth identified within the plan period and considers more certainty should be provided by specifically allocating areas for future extraction. It also considers a further criteria should also be added to policy SP 9 as follows: "Allowing limited new allocations for extensions of quarries to serve local needs." The representation suggests a new alternative site for a further minerals allocation at Longlands quarry, Ewenny and suggests that an existing planning permission for mineral working to the West could be relinquished in favour of working to the east.

Council's Response(s):

There is no requirement for any additional release of mineral resources in the Vale. Any application which includes a reserve swap can be considered under LDP Policy MG 23 (Mineral Working).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP1 - Delivering The Strategy

Represorator ID and details: ID-2556/1/3 Mr R G Harry

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to Policies SP 1 (Delivering the Strategy), SP 9 (Minerals) and MG 20 (Development in Minerals Safeguarding Areas). Policy MG 20 is objected on the basis no provision is given to the safeguarding of limestone resources to the east of Longlands Quarry. Amend policy MG 20 by including limestone safeguarding to east of Longlands Quarry.

Council's Response(s):

Safeguarding has been carried out in accordance with the Mineral Safeguarding Map of Wales. Safeguarding should not be confused with allocation of resources to be worked. In addition, there is no requirement for any additional release of mineral resources in the Vale as set out in the revised Minerals Background paper. Any application which includes a reserve swap can be considered under Policy MG23. Therefore, the proposed change to policy MG 20 is not required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP1 - Delivering The Strategy

Representor ID and details: ID-2556/1/4 Mr R G Harry

Alternative Site ASN038 - Land to the East of Longlands Quarry, Ewenny - Mineral Working

Representation Type Object

Summary of Representation:

Representation objects to policy SP 9 due to the lack of certainty provided to allocating areas for future minerals extraction.

Council's Response(s):

There is no requirement for any additional release of mineral resources in the Vale. Any application which includes a reserve swap can be considered under LDP Policy MG 23 (Mineral Working).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2562/1/1 Mr N Saye, Mr & Mrs D M Gyles, Mr & Mrs G P Roberts

Alternative Site ASN039 - Land opposite Pendoylan C/W Primary School, Pendoylan - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN039 - Land opposite Pendoylan C/W Primary School, Pendoylan for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-2562/2/1 Mr N Saye, Mr & Mrs D M Gyles, Mr & Mrs G P Roberts

Alternative Site ASA31 - Land opposite Pendoylan C/W Primary School, Pendoylan - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the site at Pendoylan opposite the Church in Wales Primary School from the Special Landscape Area.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The SLAs have been drawn to correspond with logical, permanent and robust boundaries and as a result may include areas of low evaluation or exclude areas of high evaluation in order to provide coherence and defensibility. SLA will therefore include a wide variety of land uses ranging from private gardens to business premises. The Council however considers that the SLA boundaries are based on robust and current information and that the removal of the area identified from the SLA is unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-2568/1/1 Redrow Homes

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the phasing requirement in MG 1 due to conflict with PPW para. 2.5.1 (Development Plans). Phasing would not allow shortage of land with less than 5 year supply to be rectified. Remove phasing requirement from MG 1 and Appendix 5.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-2568/2/1 Redrow Homes

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the allocation of land to the west of Port Road Wenvoe but wishes to see the phasing requirement altered to 2011-2016.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-2582/1/1 Mr H.J.Edwards & Mrs K.Kettle

Alternative Site ASN040 - Land at Moat Farm, Llysworney - Residential

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN040 - Land at Moat Farm, Llysworney within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 9 - Employment Allocations

Represor ID and details: ID-2590/1/1 Mr Huw Turner Associated British Ports South Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG9 Employment allocations. Comments on MG 9 (4) and its allocation for employment but notes site should be extended to port operations including small scale energy and infrastructure projects to maintain flexibility and viability of port operations. Land that is adjacent to the Port area should not be developed for any use that would conflict to port operations and port related developments.

Council's Response(s):

Support is welcomed and comments noted. It is acknowledged that allocated employment sites in close proximity to the operational port at Barry Docks may also be suitable for port related activities, the appropriateness of any proposals would be considered within the policy framework of the Plan, as would be the appropriateness of employment uses in relation to the operational activities of the port itself. With regard to small scale energy developments on employment sites is acknowledge within national planning policy and as such it is not considered necessary to repeat this with the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Representer ID and details: ID-2590/2/1 Mr Huw Turner Associated British Ports South Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supports the identification of Atlantic Trading Estate as a potential location of waste management facilities.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Represor ID and details: ID-2590/3/1 **Mr Huw Turner** **Associated British Ports South Wales**

Alternative Site ASA33 - ABP Barry Docks - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the deletion of land owned by ABP from the green wedge designation MG18(2).

Council's Response(s):

As background evidence to the LDP the council commissioned an employment land study from independent consult BE Group (September 2013). The study concluded that development of the site for employment use was not required and that the site was subject to flooding which prejudiced the use of the site. With regard to the green wedge allocation impacting on the statutory permitted development rights of the port, these are enshrined within Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and subsequent amendments to that order and PART 17 DEVELOPMENT BY STATUTORY UNDERTAKERS Class B Dock, pier, harbour, water transport, canal or inland navigation undertakings allows for the following:

B. Permitted development

Development on operational land by statutory undertakers or their lessees in respect of dock, pier, harbour, water transport, or canal or inland navigation undertakings, required -

(a) For the purposes of shipping, or.

(b) In connection with the embarking, disembarking, loading, discharging or transport of passengers, livestock or goods at a dock, pier or harbour, or with the movement of traffic by canal or inland navigation or by any railway forming part of the undertaking.

It is the view of the Council that the location of the land identified as a green wedge while a part of the ABP estate could not be considered to be covered by the above order given its location removed from the primary area of port related activities.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Representor ID and details: ID-2590/4/1 **Mr Huw Turner** **Associated British Ports South Wales**

Alternative Site ASA32 - ABP Barry Docks - Transportation - amend National Cycle Network to remove from site

Representation Type Object

Summary of Representation:

NO MAP- Representor wants to amend the proposed route of the cycle path as shown on the Proposals Map such that it avoids ABP's operational port land (please refer to the accompanying plan Ref: 100026971).

Council's Response(s):

The route of the NCN as indicated on the Proposals Map reflects the work of Sustrans in their feasibility report on the provision of the NCN through the Vale of Glamorgan. In supporting this report, the Council accepts that in progressing the NCN there will be instances where the preferred route as shown in the feasibility report cannot be implemented due to site specific constraints which it was not possible to consider as a part of the original feasibility work and where alternative route(s) will need to be found. While the comments made by ABP in respect of the NCN shown on the Proposals Map are noted, the route illustrates that identified within the feasibility report prepared by Sustrans and for continuity the Council considers that the route reflects the overall objective for the NCN within the Vale of Glamorgan rather than a definitive route.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Represor ID and details: ID-2590/4/2 **Mr Huw Turner** **Associated British Ports South Wales**

Alternative Site ASA32 - ABP Barry Docks - Transportation - amend National Cycle Network to remove from site

Representation Type Object

Summary of Representation:

Represor wishes to amend the proposed route of the cycle path as shown on the Proposals Map to avoid ABP's operational port land.

Council's Response(s):

The route of the National Cycle Network (NCN) as indicated on the Proposals Map reflects the route identified in the feasibility report prepared by Sustrans on the provision of the NCN through the Vale of Glamorgan. In supporting this report, the Council accepts that in progressing the NCN there will be instances where the preferred route as shown in the feasibility report cannot be implemented due to site specific constraints which were not possible to consider as a part of the feasibility work. Where necessary alternative route(s) will need to be found and these local changes can be considered as the scheme implementation progresses. While the comments made by ABP in respect of the NCN shown on the Proposals Map are noted, the route illustrates that identified within the feasibility report prepared by Sustrans and for continuity the Council considers that identifying the preferred route reflects the overall objective for the NCN within the Vale of Glamorgan rather than providing a definitive route. Therefore, no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Represantor ID and details: ID-2590/5/1 Mr Huw Turner Associated British Ports South Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy SP2 (i) - Mixed uses at Barry Waterfront.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Represantor ID and details: ID-2590/5/2 Mr Huw Turner Associated British Ports South Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supports the redevelopment of Barry waterfront into mixed use allocation but want to ensure the economic importance of the port is fully recognised within the LDP.

Council's Response(s):

Comments are noted support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Represor ID and details: ID-2590/6/1 **Mr Huw Turner** **Associated British Ports South Wales**

Alternative Site ASN097 - ABP Barry Docks - Employment - extend allocation

Representation Type Object

Summary of Representation:

Representation comments on unallocated 'white land' and considers that land within the ownership of ABP at the operational Port of Barry should be allocated for operational port-related use including employment uses under Policy MG 9. Also considers that land safeguarded under Policy SP 9 for minerals safeguarding within Barry Docks should be removed.

Council's Response(s):

It is not considered necessary to identify the boundary of the operational port on the proposals map, since there is no specific policy within the LDP associated within the operational port at Barry Docks. The purpose of the proposal map is to identify areas within the Vale of Glamorgan which are associated with specific land use policies contained within the plan itself. Whilst it is acknowledged that allocated employment sites in close proximity to the operational port at Barry Docks may also be suitable for port related activities, the appropriateness of any proposals would be considered within the policy framework of the Plan, as would be the appropriateness of employment uses in relation to the operational activities of the port itself. With regard to small scale energy developments on employment sites is acknowledge within national planning policy and as such it is not considered necessary to repeat this with the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Representer ID and details: ID-2590/6/2 Mr Huw Turner Associated British Ports South Wales

Alternative Site ASA55 - ABP Barry Docks - Sand and Gravel Safeguarding - reduce designation to exclude site

Representation Type Object

Summary of Representation:

Remove identified mineral reserves/safeguarding areas within the boundary of ABP land holdings associated with operational port at Barry Docks.

Council's Response(s):

Safeguarding has been carried out in accordance with the Mineral Safeguarding Map of Wales. Safeguarding should not be confused with allocation of resources to be worked and does not prevent permitted development taking place, it merely identifies the resource.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 9 - Employment Allocations

Representer ID and details: ID-2590/6/3 Mr Huw Turner Associated British Ports South Wales

Alternative Site ASD53 - ABP Barry Docks - Delete Sand Wharf

Representation Type Object

Summary of Representation:

Remove identified mineral reserves/safeguarding areas within the boundary of ABP land holdings associated with operational port at Barry Docks (relating to the safeguarding of the sand and gravel wharf).

Council's Response(s):

The policy does not seek to safeguard the wharf for mineral resources only, it seeks to safeguard a potential supply route from alternative development which could prevent the future landing of marine sand and gravel at Barry Docks. It does not prevent use of the wharf to land other goods and does not affect permitted development rights. This approach is in line with the recommendations of the 2014 Regional Technical Statement prepared by the South Wales Regional Aggregates Working Party.

Whilst no change is considered to be required to the policy or the proposals map, paragraph 5.91 of the LDP could be amended to clarify the safeguarding of the sand and gravel wharf. Further details on assessing future development proposals within safeguarded areas will be addressed in a Minerals Safeguarding Supplementary Planning Guidance to be consulted upon in due course.

Amend second sentence of LDP paragraph 5.91 to read: "The wharf site is therefore safeguarded as shown on the Proposals Map and future proposals will need to consider the potential impact on the landing of marine sand and gravel at Barry Docks. The safeguarding of the wharf does not prevent its use to land other goods and does not affect permitted development rights".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG 9 - Employment Allocations

Represorator ID and details: ID-2590/7/1 Mr Huw Turner Associated British Ports South Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks additional text at paragraph 4.13 emphasising that the LDP will continue to support activities within the operational port at Barry Docks that assist in their long term viability.

Council's Response(s):

Comments noted - add new sentence at end of paragraph 4.13 to read: 'With regard to Barry Docks, the Council will favour development proposals which assist the long term viability of Barry's Port to facilitate the efficient and reliable movement of freight by sea.'

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representer ID and details: ID-2622/1/1 Mr M Hurst

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-2627/1/1 D Gibson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge

Representor ID and details: ID-2637/1/1 Mr & Mrs Sheldon

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2653/1/1 Mr D Morgan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2665/1/1 Mr Tim Rich

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2669/1/1 Mrs D Rich

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-2673/1/1 R D Allin

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-2673/1/2 R D Allin

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes an alternative site ASN007 - Land at Llandow, for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-2673/2/1 R D Allin

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2674/1/1 Mr N D Morgan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2683/1/1 Mr A James

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2684/1/1 Ms A Morgan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/1 Assistant Director Bridgend County Borough Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

General Support for the LDP Strategy. However representation raises concerns that the relationship between the rural settlements in the western Vale and neighbouring Bridgend County Borough Council are not reflected within the Plan. For example, in western parts of the Vale of Glamorgan residents will utilise retail, commercial, leisure and services and employment opportunities within Bridgend County Borough if they are not available locally.

Council's Response(s):

Support for the LDP Strategy is welcomed. The Key Diagram provides an illustrative overview of the LDP Strategy including the location of settlements within the LDP Settlement Hierarchy. The Key Diagram also depicts interrelationships with adjoining local authorities. The LDP evidence base sets out the interrelationships between local authorities and where relevant this has been incorporated into the LDP in its polices, allocations and environmental designations shown on the LDP Proposals Map. For example, the Sustainable Settlements Appraisal background paper considered the range of local services and facilities, including proximity to other settlements and service centres. The relationship with adjoining local authorities is also considered within other key background documents such as the Local Housing Market Assessment and Employment Land Study. Cross boundary issues have also been considered in the allocation of green wedges, Special Landscape Areas, the Glamorgan Heritage Coast, National Cycle Network, strategic transport corridors and in considering other road and rail transportation links with Cardiff and Bridgend. In addition, background papers regarding Highway Impact, Community Facilities, Education Facilities and other infrastructure provision have been prepared to inform the LDP and the Plan's site allocations.

Therefore, it is considered that these cross boundary issues and interrelationships have been considered and there is policy compatibility with adjoining local authorities, and the Council considers that the proposed amendment is not required to improve the soundness of the plan

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/10 Assistant Director Bridgend County Borough Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy as this could possibly lead to undesirable development in more sensitive rural locations. This may lead to an extra burden on services in Bridgend County Borough and unsustainable travel from rural areas. Representation requests that Policy MD 6 should define settlement boundaries around minor rural settlements particularly those where development has been promoted.

Council's Response(s):

Whilst settlement boundaries are a widely accepted planning policy tool for managing development and enabling local authorities to distinguish between existing built up areas and countryside, there is no specific requirement within national planning policy for Local Planning Authorities to identify settlement boundaries when preparing development plans. Where references are made to settlement boundaries within Planning Policy Wales these are within the context of safeguarding the countryside and encouraging sustainable development by directing new development either within or in close proximity to exiting sustainable settlements.

Planning Policy Wales, paragraph 4.7.8 states, "development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

However, TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries".

Within this policy context the Council has considered the merits and appropriateness of maintaining settlement boundaries for those identified in the LDP Settlement Hierarchy. The Council acknowledge that maintaining settlement boundaries can provide a long standing approach to restricting inappropriate expansion of development into the countryside, and provide certainty to communities, landowners and developers as to where the Council wish to see future development occur. Within the larger settlements, maintaining settlement boundaries would ensure that the priority is given to the delivery of LDP housing allocations which could be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations.

One of the key disadvantages of settlement boundaries is that this creates a general presumption that development within boundaries is acceptable. In rural settlements this is particularly problematic as it places pressure on infill development which can impact on the rural character these settlements, many of which in the Vale of Glamorgan contain rural conservation areas. Additionally, this presumption in favour of development increases land values within boundaries compared to that outside of the settlement boundaries, but also creates "hope values" on land adjoining settlement boundaries (i.e. that the land could be included sometime in the future plan review or as a potential "rounding off" development site). The latter reduces the opportunities for "rural exceptions" affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted. This is considered likely to be a key reason for a limited number of rural exception sites for affordable housing being proposed and delivered over the life of the previous Unitary Development Plan.

Deposit Plan Policy - LDP Strategy**Represor ID and details: ID-2704/1/10 Assistant Director Bridgend County Borough Council**

Furthermore, whilst providing more certainty on locations likely to be acceptable for most forms of development, especially housing, settlement boundaries should not be considered as a strait jacket to all forms of development. Policies in Planning Policy Wales and those in the Adopted UDP and Deposit LDP allow in principle, some forms of development on the edge of a minor villages which are outside but adjacent to the residential settlement boundary (such as proposals for affordable housing, community facilities and rural employment). Likewise it is not always the case that sites/proposals on land within a settlement boundary are suitable for development, which highlights the case that proposals for new development are simply not determined on whether a site falls with or outside a boundary line drawn on map. In this respect, such proposals are considered within the wider context of the site itself alongside other factors such as character of the surrounding area, adjoining uses, and the provision of adequate amenity space, and safe and suitable access.

In light of these factors, the LDP has proposed settlement boundaries around the Key, Service Centre and Primary settlements which are the focus of the majority of future development opportunities. For the Minor Rural Settlements, alongside a number of housing allocations, the LDP proposes criteria based approach for the assessment of future development proposals (Policy MD6 – Development within Minor Rural Settlements). The aim being to ease development pressures within Minor Rural Settlements by allowing “windfall” developments to come forward where considered appropriate on a case by case basis, whilst safeguarding the countryside from inappropriate development. This is particularly the case for those settlements within the hierarchy where housing allocations have been identified.

Notwithstanding this, Policy MD 6 maintains the ability for the Council to restrict inappropriate expansion of development in the countryside, proposals which would have a detrimental impact on the existing settlement or on the wider area. This approach is set out within Policy MD 6, Criteria 1 to 5, and is reinforced at paragraph 7.30 which states that:

“New development should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important, and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which present an incongruous or large scale extension will not be permitted”.

The criteria contained within Policy MD6 has been developed to reflect the material considerations that the Council would need to consider if settlement boundaries were maintained, for example relating to its impact on the countryside and character of the settlement. This enables development proposals within Minor Rural Settlements to be considered on their own merits rather than considering whether a potential development site lies within or outside a settlement boundary. Indeed, it should be noted that UDP Policies HOUS2 and HOUS8 allow for appropriate small scale development adjacent to settlement boundaries when assessed against criteria based policy. It is considered that the criteria proposed within Policy MD6 are sufficiently detailed to manage development proposals within Minor Rural Settlements and have been significantly enhanced from those previously used.

Therefore, it is considered that the criteria based policy under policy MD6 maintains the ability to appropriately manage new development proposals without imposing the restrictive approach of using settlement boundaries to control future development. This allows for appropriate small scale development within Minor Rural Settlements to be considered on individual merit rather than restricting new development opportunities to a limited number of small-infill and rounding-off plots within and adjoining the defined settlement boundary. This will allow the character of existing settlements to be safeguarded and assist in meeting local housing needs in rural villages, thereby supporting their longer term viability. Therefore, the proposed change is not considered to be required to ensure the soundness of the LDP.

It is noted that similar approaches to management of rural settlement developments and the removal of settlement boundaries has been proposed within Local Plans in England, notably the Cornwall Local Plan (2010-2030) and the Wiltshire LDF Core Strategy (2011).

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/2 Assistant Director Bridgend County Borough Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General support for the LDP Settlement hierarchy. The representor also highlights that the LDP settlement hierarchy includes additional settlements - Fferm Goch and Culverhouse Cross and that the Council should seek to ensure that growth is managed to sustain rural settlements whilst ensuring that no additional burden is placed on existing services and facilities.

Council's Response(s):

In preparing the LDP, the Council is also guided by the policy requirements prescribed national, and primarily contained within Planning Policy Wales (PPW). This advises that local planning authorities should direct development to the sustainable locations with the overall aim of reducing the need to travel by locating development within existing urban areas or other locations which are or can be served by public transport.

Accordingly in identifying the LDP settlement hierarchy - the Council undertook a Sustainable Settlements Appraisal which identifies those settlements which the Council considers offer the potential to develop a sustainable pattern of development, whilst supporting the role and functions of the settlements identified within the hierarchy. Through the settlement appraisal the Council amended the list of settlements included within the settlement hierarchy previously established within the Adopted Vale of Glamorgan Unitary Development Plan (Policy HOUS2) to include Fferm Goch and Culverhouse Cross, whilst excluding the settlements of Broughton, and Llanblethery.

In addition, the Council has identified the key infrastructure requirements resulting from the LDP housing growth to ensure that the proposed housing allocations due not place undue pressure on existing services and facilities. The necessary infrastructure requirements are set in the Draft Infrastructure Plan, and site specific requirements identified at Appendix 5 of the Deposit LDP. Similarly, Policy MD4 of the Deposit LDP sets the likely planning obligations that will be required as a result of new development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/3 Assistant Director Bridgend County Borough Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 sub-text should identify the strategic transportation infrastructure of the Vale, in particular the highway hierarchy in accordance with the RTP. The A48 should be considered a core highway network to accord with Bridgend within the Vale's highway hierarchy.

Council's Response(s):

The strategic highway network is illustrated on the key diagram of the Deposit LDP and paragraph 5.77 of the sub text of policy SP7 clearly identifies the economic importance of the network to the Vale of Glamorgan. It is considered that additional references as proposed by the representor are therefore not required and would not add to the soundness of the Deposit LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representer ID and details: ID-2704/1/4 Assistant Director Bridgend County Borough Council

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification with regards to the need to share minerals reserves and suggests potential wording changes to paragraph 5.88 with regards to regional working.

Council's Response(s):

The paragraph will be revised in line with the revised mineral background paper and the aggregates Regional Technical Statement (RTS) 2014. The updated Minerals Planning background paper indicates there are sufficient reserves within the Vale of Glamorgan to satisfy the requirements of the 2014 RTS.

It is therefore proposed to amend the first three sentences of paragraph 5.88 to read: "At October 2014 the Vale of Glamorgan landbank for hard rock aggregate was 33.5 years giving a landbank of 18.5 years available at 2026. Reserves of hard rock for non-aggregate production (i.e. cement production) are sufficient for 26 years supply. The Vale of Glamorgan therefore has sufficient reserves to satisfy the requirements of the Regional Technical Statement".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-2704/1/5 Assistant Director Bridgend County Borough Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation provide general comments on the LDP housing requirement and whether this is achievable given the current economic climate.

Council's Response(s):

Comments are noted. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

The Council considers that the monitoring framework for housing are appropriate for the monitoring of sites, and are based on readily available information. The Council is not aware of any significant issues that would affect the delivery of the LDP housing allocations. In this respect, several have been granted permission and the Council are aware that many of the sites have been either acquired by developers or are under negotiation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/6 Assistant Director Bridgend County Borough Council

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comment on the distribution of housing within the western Vale of Glamorgan and consideration of potential impact on services in Bridgend.

Council's Response(s):

Comments noted. The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

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Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-2704/1/6 Assistant Director Bridgend County Borough Council

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/7 **Assistant Director** **Bridgend County Borough Council**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG16 National Cycle Network proposals.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/8 **Assistant Director** **Bridgend County Borough Council**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for designated SLA in MG 17 (Special Landscape Areas).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-2704/1/9 **Assistant Director** **Bridgend County Borough Council**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-2734/1/1 E Winn-Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-2734/2/1 E Winn-Jones

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation objects to MG2 (23) and suggests alternative site ASN059 - Land South West of Weycock Cross.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-2734/2/2 E Winn-Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-2734/2/3 E Winn-Jones

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG2 (23).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-2734/2/4 E Winn-Jones

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2768/1/1 **Mr G Roberts**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-2816/1/1 Stuart Williams Cardiff County Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for transportation Policy SP7.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-2816/1/2 Stuart Williams Cardiff County Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG16 (12) - Bus Park & Ride at Cosmeston.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-2816/1/3 Stuart Williams Cardiff County Council

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the exclusion of Dinas Powys by pass.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-2843/1/1 Mr D & Mrs S Zaslona

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD8 - Environmental Protection

Representer ID and details: ID-2870/1/1 The Coal Authority

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD 8 (Environmental Protection).

Council's Response(s):

Comments noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/1 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for LDP objectives 3 and 9.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/10 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation questions the attractiveness of a P&R site at Cosmeston to users.

Council's Response(s):

The comments of the representor are noted and the Council welcomes the general principle of support for the provision of bus park and ride facilities. In respect of the concerns raised about the park and ride facility at Cosmeston Lakes Country Park in the representation, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance (Sewta) Park and Ride study and the Council considers the site is appropriately located to attract daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. In addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision in the area and that the development of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/11 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions the inclusion of Cosmeston Country Park as a dormant mineral site and wishes to see its deletion from policy MG 22 and removal from the proposals map.

Council's Response(s):

Cosmeston Quarry has an extant planning permission for mineral working. It is referred to in para 6.134 as the Council wishes to ensure certainty regarding the potential for future mineral working at dormant mineral sites. In accordance with policy MG 22 the Council will seek to serve prohibition orders for dormant minerals sites where it is satisfied that the resumption of the working of minerals to any substantial extent is unlikely. Therefore, the proposed change is not required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represor ID and details: ID-3394/1/12 Vale of Glamorgan Local Access Forum

Alternative Site ASD28 - MG 25 (2), MG 9 (2) - Country Park Extension - Porthkerry, Barry - Delete Site

Representation Type Object

Summary of Representation:

Objects over additional land allocations of 27ha (Cosmeston lakes) and 42ha (Porthkerry Country Parks) outlined in Policy MG 25 (Public Open Space Allocations), due to cost of management of the large areas proposed and suggests that it might be more appropriate to hold land as green wedge.

Council's Response(s):

While the comments of the represor are noted the additional burden placed on the council by the identification of the additional country park land allocations is not perceived to be a problem and the land will be managed with and under the same controls as the existing country parks. With regard to the land forming a part of the Green Wedge designation, in defining green wedges PPW states that it is important that only land that is strictly necessary to fulfil the purposes of the policy is included, in this regard, the land which forms the extension to Porthkerry Country park is included within the Green Wedge designation given the sensitivities of the surrounding area however the proposed extension to Cosmeston Lakes Country Park falls outside the Green Wedge designation as the area is no longer considered to be under significant threat from future development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represor ID and details: ID-3394/1/13 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation considers the monitoring section of the LDP to be overly complicated.

Council's Response(s):

The Council are of the opinion that the monitoring framework is appropriate for monitoring the objectives of the LDP.

The monitoring framework of the LDP is based on the approach utilised by other local authorities through public examination and is therefore considered as being best practice. Consequently, the Council therefore considers that the monitoring framework is appropriate. Notwithstanding this, the Council has proposed a number of Focussed Changes to the monitoring framework as a result of representations made on the Deposit LDP including PT7 as highlighted within the representation. Additionally, the Council accept that further amendments to the monitoring framework may be required and is prepared to work with the appointed Planning Inspectors and the Welsh Government to achieve a more robust monitoring structure.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/14 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation suggests that the Proposals Map is overly complicated and difficult to interpret.

Council's Response(s):

While the comments of the representor are noted, the Council is required to include a range of designations and proposals on the Proposals and Constraints Maps which accompany the Written Statement for the Deposit LDP. While every effort is made to maintain clarity on these paper plans this is not always possible given the number of designations and proposals that it is necessary to illustrate. Notwithstanding the above, the Council has sought to utilise electronic media in order to enable the differentiation of the various designations and proposals and has prepared and made available interactive plan which are available on the Council's web site.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represor ID and details: ID-3394/1/2 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 10 on the grounds the policy should make reference to the inclusion and improvement of walking and cycling facilities within MG 10. Add reference to walking and cycling facilities.

Council's Response(s):

In assessing any proposals consideration will be given to other policies in the LDP. In terms of walking and cycling MG16 sets out a series of transport proposals including improvements to walking and cycling on A4050 Port Road to Cardiff Airport and Eglwys Brewis Road in conjunction with the proposed northern access road, St Athan. Equally policies MD1 and 2 make reference to sustainable modes of transport. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/3 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy SP1 sub sections 4-7.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represor ID and details: ID-3394/1/4 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on MD 14's importance, recognising opportunity for appropriately located and well-designed tourism facilities to bring investment as well as seeking to retain existing facilities. Concerns over focusing too much on tourism, more balance needed with leisure. Should be a balance between policy MD 14 and MG 24. Focusing on the effect of low impact tourism. Apprehension over traffic at peak times within heritage coast area with roads and car parks unable to accommodate an increase in tourism.

Council's Response(s):

Comments are noted- for the LDP "Tourism" encapsulates a wide range of activities including formal and informal recreational activities for both residents and visitors to the Vale of Glamorgan. The LDP recognises the need to carefully balance such activities with ensuring natural assets are safeguarded and as such this is reflected within the policy framework of the plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/5 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Policy Policy MD2 (5) and MD3 (7) by changing the word "ensuring" for to "giving" in order to strengthen policy objectives in relation to sustainable transport within new development.

Council's Response(s):

The Council consider that it is unnecessary to amend the policy as suggested.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represor ID and details: ID-3394/1/6 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 16 should focus on more realistic and useful provision, unlike the proposals to have walking routes along the A48 and A4050. This proposal should be deleted from the policy or re-worded/expanded to give evidence for the need of this provision. There should also be an apparent distinction between cycling route and combined walking and cycling routes within policy specifically in sub para. 6.93 and 6.94.

Council's Response(s):

The Council has a long standing commitment to the development of the National Cycle Network (NCN) within the Vale of Glamorgan, and in recent years has developed a number of routes which contribute to the advancement of the NCN as well as wider walking and cycling objectives (see Sustainable Transport background paper (September 2013)). In developing sustainable transport routes, the Council has sought to develop shared routes that are capable of functioning for both recreational and utility purposes and has not sought to distinguish between potential users. Distinguishing between users as suggested by the representor is therefore not considered to be necessary or appropriate. Therefore, no changes are considered necessary regarding this issue to ensure the soundness of the Plan.

With regard to the strategic route between Cardiff Airport, Culverhouse Cross and Bridgend, this has been identified by the regional transport consortia Sewta as an important strategic link in relation to the development of the NCN within South East Wales and complements routes within adjoining local authorities. Notwithstanding this, the representor's comments in respect of the Cowbridge by-pass are accepted. It is considered inappropriate to seek to establish a walking and cycling route at this location given the highway constraints and issues involved particularly as the integrity of the route can be maintained by the alternative route already shown through the centre of Cowbridge. Therefore, it is proposed to amend the walking and cycling route shown on the LDP Proposals Map under Policies SP7 (7) and MG 16 (3) to assist with the deliverability of the scheme and ensure the soundness of the Plan.

Proposed change - remove the walking and cycling route illustrated on the LDP Proposals Map that runs across the Cowbridge by pass.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/7 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

SP 7 should make more reference to the provision of bridleways within the Plan. Particular reference should be made to the equestrian use should be permitted on the majority of cycle way, quiet public highways and bridleways.

Council's Response(s):

Policy SP7 is a strategic transportation policy which identifies key strategic transportation routes that will be delivered through the LDP. Given its strategic nature the inclusion of equestrian routes within this policy is not considered to be appropriate. Notwithstanding the above, the Council would not seek to differentiate between users of cycle facilities and new equestrian facilities if promoted would generally be supported through policy SP11 Tourism and Leisure subject to other policies within the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Representor ID and details: ID-3394/1/8 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Policy Policy MD2 (5) and MD3 (7) by changing the word "ensuring" for to "giving" in order to strengthen policy objectives in relation to sustainable transport within new development.

Council's Response(s):

The suggested amendment would not enhance the soundness of the LDP and therefore is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Vision and Objectives

Represantor ID and details: ID-3394/1/9 Vale of Glamorgan Local Access Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation suggests additional link for NCN and suggests inclusion of reference to multi use routes and bridleways in Policy MG16 paragraph 6.92.

Council's Response(s):

Comments are noted, additional linkages with the NCN route identified will be considered as and when finances become available and schemes are implemented.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-3395/1/1 Jack El-Khatib

Alternative Site ASN043 - Land adjoining Cardiff Road and Corbett Road, Llandough - Transportation - Land for Hospital Access

Representation Type Object

Summary of Representation:

MG 16 should identify land off the A4055 Cardiff/Barry Road as a safeguard site for improved access and roundabout necessary to facilitate the expansion of UHL. The site is the only viable site available to increase the accessibility to the hospital when it expands. Mention housing refer to MG 2.

Council's Response(s):

The Special Landscape Areas (SLAs) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The SLAs have been drawn to correspond with logical, permanent and robust boundaries and as a result may include areas of low evaluation or exclude areas of high evaluation in order to provide coherence and defensibility. The Council therefore considers that an amendment to the SLA boundaries to exclude the site identified is unwarranted.

Similarly, green wedges have been identified under policy MG18 of the Deposit LDP to prevent development which prejudices the open nature of land and the coalescence of settlements. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan. As with SLA, the Green Wedge designations have been drawn to correspond with robust and defensible boundaries and may therefore include areas that may be appropriate for future development e.g. small brownfield sites. In respect of excluding the site from the green wedge, the Council considers that the attractiveness of the area to developers and the need for a green wedge is evidenced by the high number of candidate sites that were submitted for consideration by the Council in this location. Further, the openness of the land is also threatened by the progressive expansion of the UHB Llandough Hospital site itself. In defining boundaries for green wedges the Council has sought to utilise robust and defensible features which provide permanency to the designations. In this regard the designation identified is considered to be appropriate at this time as the Council is unaware of any specific proposals from the UHB for further expansion of the site that would require the utilisation of the area identified to obtain access.

With regard to housing, in this location for the reasons described above the Council would resist further residential development within this area and therefore considers that the boundaries of the green wedge are appropriate and do not warrant amendment as suggested by the repesor.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-3447/1/1 Mr F and Mrs K Coleman

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

SP 7 should be amended to include the Barry Waterfront to Cardiff link also referred to as the Dinas Powys bypass, sub-para. 5.79 should be amended to reflect this inclusion. The need for the bypass is apparent as the current road network is not sufficient to hold the current traffic and will struggle further with new developments planned, the bypass will alleviate these issues.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

It is noted that the St Cyres development site impinges on the previously safeguarded by-pass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-3447/1/1 Mr F and Mrs K Coleman

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-3447/1/2 Mr F and Mrs K Coleman

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

MG 16 should include the Barry Waterfront to Cardiff link within the policy to alleviate congestion within Dinas Powys. Include within the Key Diagram (p 33 LDP Strategy) the new link road.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required. In respect of the Dinas Powys by pass the Council is of the view that while this would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

The Council considers that the route identified for the Dinas Powys by pass in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary and development proposals in this area which might prejudice any future Dinas Powys by pass would be resisted by the Council. It is therefore not considered necessary to identify land for a future Dinas Powys by-pass scheme as there are considered to be adequate controls to prevent new significant permanent development.

In this respect, PPW, paragraph 8.5.2. advises that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period. As the Dinas Powys bypass is not identified within the previous Regional Transport Plan for South East Wales or the Council's Local Transport Plan it is considered appropriate not to include the scheme within the LDP. Therefore, no change is considered to be required to ensure the soundness of the LDP. PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-3467/1/1 V Collins

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG17 (5) - Dyffryn Basin & Ridge Slopes

Representor ID and details: ID-3483/1/1 Mr J Hewitson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG17 (5) - Dyffryn Basin & Ridge Slopes.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-3485/1/1 Dr W Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3490/1/1 L Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3490/1/2 L Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3495/1/1 Mr M O Hagan

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3495/1/2 Mr M O Hagan

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Representor ID and details: ID-3496/1/1 Mr S Robertson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for SINC 288 known as Brynhill.

Council's Response(s):

Comments noted and support welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Representer ID and details: ID-3496/2/1 Mr S Robertson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 in particular exclusion of Brynhill Golf Club.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (40) - The Garden Emporium, Fferm Goch

Representor ID and details: ID-3501/1/1 Peter Waldren

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for housing allocation MG2 (40) - The Garden Emporium, Fferm Goch.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-3502/1/1 Mr D Harkus

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation supports alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-3502/1/2 Mr D Harkus

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to the housing supply estimates being too high (10452 dwellings). Lack of consideration to build upon the Llandow brownfield site. Reduce housing numbers and reconsider the feasibility of Llandow brownfield site.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Representor ID and details: ID-3532/1/1 K A Bassett-Evans

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments relating to the design of any future development, pedestrian access and sewage/flooding attainment.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Representer ID and details: ID-3532/2/1 K A Bassett-Evans

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation highlights the need for the provision of regular bus service to enable residents to access the planned medical centre.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Representor ID and details: ID-3532/3/1 K A Bassett-Evans

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 should include reference to the proposed footpath/cycle way needing to be constructed in a way which promotes safe use in poor visibility and in the night.

Council's Response(s):

In considering walking and cycling routes, the Council is generally constrained by the availability of funding to develop the routes. Therefore while the provision of lighting should always be a consideration, the Council must be realistic and seek to provide facilities where they are required and where they can form a viable and safe alternative to the private car. In this regard, while the provision of lighting on all routes will always form a consideration, it should not prejudice the delivery of a scheme which can provide other benefits. The proposed changes are therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-3552/1/1 Mr David J.Decunha

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-3552/2/1 Mr David J.Decunha

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-3554/1/1 Mrs Mandy Davies

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-3571/1/1 Mr B Kennard

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Represor ID and details: ID-3587/1/1 Mrs M Reinthal

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3593/1/1 Ms Sian Jordan

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3594/1/1 Mr D Bird

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3594/1/2 Mr D Bird

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-3594/2/1 Mr D Bird

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3596/1/1 Mr R Morris

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as policy has not factored in the assessment of housing supply if Welsh Governments new housing projections are different to the Plan. Amend MG1 by adding steps to be taken to reassess policy if housing projections change.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represantor ID and details: ID-3596/2/1 Mr R Morris

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to residential allocations on sites which have been identified as having mineral resources present. Representation considers it not in line with national policy as all limestone deposits should be safeguarded. Seeks to amend LDP policies to align with this requirement in national planning policy.

Council's Response(s):

The Policy does not conflict with national policy in relation to safeguarding. As mineral resources are finite and are not evenly distributed, knowledge about their whereabouts is essential for making effective and sustainable planning decisions that consider the needs of future generations. Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of 'mineral safeguarding' ensures that this does not occur unnecessarily when planning applications are determined. An effective safeguarding system requires the adoption of 'mineral safeguarding areas' and the adoption of suitable policies through which development is managed in these areas. Future development proposals can be assessed against policy MG 20 – Development in Minerals Safeguarding Areas. The LDP is therefore not considered to be in conflict with national planning policy and the suggested changes to the Plan are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3596/3/1 Mr R Morris

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3596/4/1 Mr R Morris

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3596/4/2 Mr R Morris

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3596/4/3 Mr R Morris

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3596/4/4 Mr R Morris

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3596/4/5 Mr R Morris

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Represor ID and details: ID-3597/1/1 Mr R Ball

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-3600/1/1 Mr D Harris

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP2 due to being too large, not being a feasible site for investment as there are more attractive sites which pose competition and it does not have the infrastructure to maintain a site of this size. Amend by reducing size of site and putting more focus onto infrastructure provision in the area.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

With regards to the impact on local infrastructure the Council has produced a Draft Infrastructure Plan which is supported by a series of associated background papers. This identifies the various infrastructure requirements to support the proposed level of housing growth within the LDP, including those arising from each allocation, which could be sought under policy MD 4 (Community Infrastructure and Planning Obligations) and the Plan's other development management policies. Appendix 1 of the draft Infrastructure Plan sets out the likely site specific infrastructure requirements for a range of facilities according to the scale of the proposed development and existing levels of provision in the vicinity of the development. This includes consideration of a range of local facilities and infrastructure types such as transportation (including walking and cycling, public transport, other sustainable transport and highway infrastructure), education facilities, community facilities (including libraries, community buildings and leisure facilities) and open spaces (equipped play areas and outdoor sports provision). Appendix 2 of the draft Infrastructure Plan sets out the overall authority wide and strategic infrastructure requirements. For each infrastructure type the draft Infrastructure Plan identifies the potential funding sources which include planning obligation requirements that would be sought by the Council in the consideration of any future planning application. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/1/2 Mr D Harris

Alternative Site ASN102 - Land west of Picketston, St Athan - Mixed Use - Including Residential / Employment

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN102 - Land west of Picketston, St Athan for inclusion in the Deposit LDP for mixed uses including residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/1/3 Mr D Harris

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site

Representation Type Object

Summary of Representation:

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-3600/1/3 **Mr D Harris**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-3600/2/1 Mr D Harris

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site

Representation Type Object

Summary of Representation:

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/2/1 Mr D Harris

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/2/2 Mr D Harris

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site

Representation Type Object

Summary of Representation:

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-3600/2/2 Mr D Harris

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/2/3 Mr D Harris

Alternative Site ASN098 - Eglwys Brewis Road - Transportation - highways improvements**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-3600/2/3 **Mr D Harris**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-3600/3/1 Mr D Harris

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing projection figures used to calculate the residential requirement are out of date. Amend by using up to date figures to ensure figures are robust.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/3/2 Mr D Harris

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 population figures, housing projections (MG 1) should be calculated using Welsh Governments figures due in 2013. Housing allocations (MG 2) are on too many greenfield sites contradict other policy aims within LDP particularly MD 1 and MD 8. Both sites 6 and 7 (within MG 2) are unsuitable for development due to conflicts with MD 1 and MD 8.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/3/4 Mr D Harris

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/3/5 Mr D Harris

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/3/6 Mr D Harris

Alternative Site ASN103 - Land south of Eglwys Brewis, St Athan - Mixed Use - Including Residential / Employment

Representation Type Object

Summary of Representation:

Objects to SP 2 on the grounds the brownfield site should be used for residential development as this is more in line with the LDP's own policies. Delete strategic site and replace with housing allocation.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic site. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study. Further supporting evidence in relation to the employment policies of the Plan and the strategic employment sites is provided in the Further Advice on the Employment Land and Premises Study document (2015).

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development or other alternative uses within the Enterprise Zone due to its regional importance and wider economic benefits. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-3600/3/7 Mr D Harris

Alternative Site ASN102 - Land west of Picketston, St Athan - Mixed Use - Including Residential / Employment

Representation Type Object

Summary of Representation:

Objection to sites MG2 (6) and MG2 (7), and promotes alternative site ASN102 - Land west of Picketston, St Athan - Mixed Use - Including Residential / Employment.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-3601/1/1 Mr B White

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-3607/1/1 Ms Elizabeth Mildred

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the level and distribution of housing sites listed in Policy MG2 and question the justification for amending the list of sites previously included in the withdrawn 2012 LDP.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-3612/1/1 Mr & Mrs Brewer

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (19) - Land adjoining St. Athan Road, Cowbridge , raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-3612/1/2 Mr & Mrs Brewer

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3612/1/3 Mr & Mrs Brewer

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (21) - Plasnewydd Farm, Llantwit Major

Represor ID and details: ID-3623/1/1 Dr P Dickson

Alternative Site ASD05 - MG 2 (21) - Plasnewydd Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3630/1/1 Mrs C A Watts

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3635/1/1 T Morgan

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3636/1/1 Mr M Brand

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3637/1/1 Mr J and Mrs P Codman

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for housing allocations identified for Barry, in particular exclusion of Brynhill Golf Club.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3637/1/2 Mr J and Mrs P Codman

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3637/2/1 Mr J and Mrs P Codman

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2, in particular exclusion of Brynhill Golf Club.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3637/2/2 Mr J and Mrs P Codman

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD5 and the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3652/1/1 Mr D Nevens

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-3661/1/1 Mr J G Harvey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the scale of housing proposed in Dinas Powys, Penarth, Sully and Barry as seeks relocation of housing to sites which would not have such a significant traffic implication particularly at the Merrie Harrier Junction.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Further details relating to the residential requirement and housing supply of the Plan are provided in the Housing Provision background paper (2015).

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represantor ID and details: ID-3661/2/1 Mr J G Harvey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the proposed cycleways in Dinas Powys at the rear of Murch Crescent and along Murch Road, it is unclear from the representation as to which routes the comments relate to.

Council's Response(s):

The route of the NCN as indicated on the Proposals Map reflects the work undertaken by Sustrans on behalf of the Vale of Glamorgan Council and contained within their feasibility report on the provision of the NCN through the Vale of Glamorgan. In some areas this report illustrated a number of alternative routes that could be developed to achieve the overall objective of a complete NCN through the Vale of Glamorgan. Therefore, while the comments of the represantor are noted and as the Council has yet to define a final NCN route in this locality, for continuity it is considered that the preferred route on the Proposals Map reflects the overall objective for the NCN within the Vale of Glamorgan rather than providing a definitive route.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-3661/3/1 Mr J G Harvey

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG20 - Development in Minerals Safeguarding Areas

Representer ID and details: ID-3662/1/1 Mr H Warman

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to policy MG 20 minerals safeguarding areas due to perceived inconsistencies with the proposed Upper Thaw Valley Special Landscape Area (SLA) under policy MG 17 and other policies of the Plan. Representation seeks the removal minerals safeguarding areas from the Upper Thaw Valley area.

Council's Response(s):

Safeguarding has been carried out in accordance with the Mineral Safeguarding Map of Wales. Safeguarding should not be confused with allocation of resources to be worked and does not indicate the acceptability of working the safeguarded resource. Therefore, the proposed change is considered to be unjustified and no change is required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3675/1/1 Mr P Anderson

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-3678/1/1 P N T Whiting

Alternative Site ASD14 - MG 2 (17) - Cowbridge Comprehensive Lower School - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-3678/1/2 P N T Whiting

Alternative Site ASD16 - MG 2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-3678/1/3 P N T Whiting

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-3678/1/4 P N T Whiting

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3679/1/1 J Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-3683/1/1 R J Buswell

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3685/1/1 Mrs G Magnay

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-3687/1/1 Mr P C Soderland

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-3695/1/1 K Carroll

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the Hayes Road site is not suitable for the representor due to the differing cultures of the different travellers on the site. The site is not adequate to house all the gypsies and travellers within the Vale. Another site should be allocated preferably land at St Mary's Hill.

Council's Response(s):

Under Sections 225 and 226 of the Housing Act 2004 where the GTAA identifies accommodation needs for Gypsy and Travellers and where an unmet need is identified local planning authorities are required to allocate sufficient sites in their Local Development Plans to ensure that this need can be met. The local authority is therefore obligated to undertake a GTAA and to identify an appropriate Gypsy and Traveller site(s) if a need is identified. In this regard, the Council engaged independent consultants ORS of Swansea to assess the need for gypsy and traveller site provision within the Vale of Glamorgan and this work updated an earlier assessment undertaken in 2007.

The need for 18 gypsy and traveller pitches identified within the ORS study is based on the identification of unmet need of 17 pitches located at the Hayes Road site in Sully and 1 pitch at Twyn Yr Odyn and did not include the needs of the respondent which were determined to have been adequately met. In this regard, while the comments of the representor are noted, the representors client is not included within the identified need and it would not be the intention of the Council to seek to relocate the respondent to a new gypsy and traveller site at Hayes Road in Sully should the site be formalised.

With regard to consultation with the respondent, the Council has undertaken frequent consultations throughout the LDP process including a call for Candidate Sites (prospective sites for development) which took place between 4th December 2006 and 31st January 2007 and where late submission were accepted until 27 February 2008. In respect of Gypsy and Traveller sites the Council undertook an investigation into the suitability of its own land holdings during 2011 and 2013 which was supplemented by contact with private individuals who also submitted sites under the Candidate Site process. Details on these stages are contained within the relevant background documents which have been made available as supporting evidence to the Deposit LDP. The Council is therefore satisfied that it has undertaken appropriate measures to advertise its call for potential development sites, including sites for use by gypsy and travellers and has met all the requirements of the relevant LDP regulations.

It should be noted that the representor has submitted an alternative site for gypsy and traveller use (reference ASN 44) during the Deposit Plan consultation and this has been consulted upon and responded to by the Council as required by the LDP regulations. It is considered that sufficient provision has been made in the LDP to meet the identified needs and the inclusion of the alternative site is not required to ensure the soundness of the Plan. A final determination on this and other alternative sites will be made as part of the Examination in Public which will consider whether any alternative sites are required for inclusion in the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-3695/1/2 K Carroll

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MD 18 (Gypsy and Traveller Accommodation) due to the lack of consideration of other gypsy sites and the preference established for the Hayes Road site which will be unable to contain the demand/need for accommodation.

Council's Response(s):

Local authorities are required to assess the accommodation needs of Gypsy and Travellers and to identify a site within their LDPs in order to accommodate that need. Policy MG5 identifies a site to meet the identified need. While the supporting text of the policy references the proposed site at Sully, the Council accepts that the Deposit Plan will be subject to an Examination in Public and elements of the Plan may change. As the site in Sully is the Council's proposed gypsy and traveller site, it is considered appropriate to include references within the supporting text.

Policy MD18 is a criterion based policy intended to be applied to applications for new or additional gypsy and traveller sites to meet any future unexpected needs or those that cannot be met by the proposed authorised site. While the comments of the represor are noted, it is considered that paragraph 36 of Welsh Government Circular 30/2007 (Planning for Gypsy and Traveller Caravan Sites) clearly indicates that the existing level of provision can form part of an authority's considerations. It is therefore appropriate to assess future applications for Gypsy and Traveller sites in the first instance, against the capability of any site allocated under policy MG5 to accommodate their needs before considering it against the subsequent policy criteria. In assessing applications against this criterion, consideration would not only be given to the ability of any allocated site to accommodate additional need, but also the suitability of diverse Gypsy and Traveller groups to cohabit. It is therefore considered that the policy reflects national guidance and the proposed change is not required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-3695/1/3 K Carroll

Alternative Site ASN044 - Travellers Rest, Felindre Road, St Mary Hill - Gypsy / Traveller Site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3705/1/1 Mr A Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3707/1/1 P Burt

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3715/1/1 Mrs B M Tonkin

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3715/1/2 Mrs B M Tonkin

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represorator ID and details: ID-3723/1/1 Mr H.J.E Hayes

Alternative Site N/A

Representation Type Comment

Summary of Representation:

No change specified, comments area made in relation to a suitable layout of MG2 (23) to reduce potential impact.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-3723/1/2 Mr H.J.E Hayes

Alternative Site N/A

Representation Type Comment

Summary of Representation:

No change specified, general comment on the provision of short stay parking associated with any future park and ride proposals at Cosmeston Lakes.

Council's Response(s):

Detailed assessment and design work for the park and ride facility are yet to be undertaken and there are no details available relating to its potential integration with the existing country park car park. However, the country park is seen as an appropriate location along the transport corridor for the siting of such a facility. Similarly, detailed consideration has yet to be given to the operation and management of any park and ride facility although given the Council's other objectives it would seek to ensure that any facility would not adversely impact on the use and enjoyment of the Country Park. The implementation of car parking charges will be considered together with operation and management issues although this is not a matter than can be addressed by the LDP.

With regard to the siting of a park and ride facility on industrial land on the outskirts of Barry, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance (Sewta) Park and Ride study and the Council considers the site at Cosmeston Lakes Country Park is appropriately located to attract daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. Further, the land suggested is within private ownership and forms a part of a major existing employment site within the Vale of Glamorgan. Therefore, no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representor ID and details: ID-3723/1/3 Mr H.J.E Hayes

Alternative Site ASD48 - MG 6 (5) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

Comments on the provision of a primary school MG 6 (5) which would generate more traffic on the estate roads.

Council's Response(s):

The necessary provision of adequate highway infrastructure will be a requirement of any future development of the proposal site, including public transport in order to encourage alternatives to car use.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-3723/1/4 Mr H.J.E Hayes

Alternative Site N/A

Representation Type Comment

Summary of Representation:

SP 7 needs to recognise the need for transport infrastructure improvements in and around the Penarth area especially considering the proposed residential and commercial developments in the area. Roadways to and from Penarth are already near or at capacity and road network enhancements are needed to improve the traffic conditions, particularly the provision of bus lanes on newly constructed land.

Council's Response(s):

In support of the Deposit LDP the Council has assessed the strategic highway network to identify which junctions and/or links are under pressure from excessive vehicular movements. The Highway Impact Assessment assesses the impact of the proposed future development sites on the strategic highway network within the Vale of Glamorgan which will enable the targeting of resources to those areas where pressure has been identified. Details of highway improvements are contained within the Council's Draft Infrastructure Plan September 2013. In respect of sustainable transport, the promotion and development of sustainable transport is a key Welsh Government objective and the Council will continue to develop schemes and proposals which provide a practical alternative to the private car, support healthy lifestyles and reduce the impact on the environment.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represorator ID and details: ID-3723/1/5 Mr H.J.E Hayes

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-3723/1/6 Mr H.J.E Hayes

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the proposed Severn Barrage renewable energy scheme. Representation considers that whilst it does not fall within the timescale of the Plan, provision should be made within the LDP in the event the scheme is reintroduced when financial conditions improve.

Council's Response(s):

Comments noted. The Council's Renewable Energy Assessment background paper (2013) contains a summary of the consideration of recent Severn Barrage proposals. These have concluded that the strategic case has yet to be made for a large scale renewable energy scheme and that more recent private proposals have failed to demonstrate the economic, environmental, technical viability and public acceptability of the proposal. It is considered that the impact of such proposals would be of a scale and importance that would need to be considered on its own merits. In the absence of any detailed proposals it is therefore considered inappropriate to safeguard land for a Severn Barrage and potential transport links that may be proposed. Notwithstanding this, the Plan's green wedge, settlement boundary and countryside policies are considered sufficient to ensure large scale permanent developments do not prevent a Severn Barrage scheme being developed in the future. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3725/1/1 Mr R Northmore

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3725/2/1 Mr R Northmore

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3727/1/1 Mr T Sczesny

Alternative Site ASN045 - Land at Maendy, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN045 - Land at Maendy, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3729/1/1 Mr C C Dodd

Alternative Site N/A

Representation Type Support

Summary of Representation:

No comments on the form. Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3729/1/2 Mr C C Dodd

Alternative Site N/A

Representation Type Support

Summary of Representation:

No comments on the form. Support for Policy MG17.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3731/1/1 Mrs A E Dodd

Alternative Site N/A

Representation Type Support

Summary of Representation:

Blank comment form. Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3731/1/2 Mrs A E Dodd

Alternative Site N/A

Representation Type Support

Summary of Representation:

Blank comment form. Support for Policy MG17.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3737/1/1 N G Broekstra

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3737/2/1 N G Broekstra

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3738/1/1 Ms Marion E Thomas

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-3738/1/2 Ms Marion E Thomas

Alternative Site ASN014 - Land opposite St. David's C/W Primary School, Colwinston - Residential

Representation Type Object

Summary of Representation:

Representation promotes an alternative site ASN014 - Land opposite St. David's C/W Primary School, Colwinston, for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represorator ID and details: ID-3740/1/1 Mr A Fawcett

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no objection to site MG2 (36) - Land adjoining Court Close, Aberthin , but expresses concern over the level of housing proposed and the potential highway issues created.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-3741/1/1 Mrs P Bailey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds sub text para 5.46 should clarify the primary purpose of monitoring is to ensure that there is a 5 year house supply of deliverable sites.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-3741/2/1 Mrs P Bailey

Alternative Site ASN046 - Land at Church Farm, Ystradowen - Residential

Representation Type Object

Summary of Representation:

Representation seeks the amendment of allocation MG2 (45) Land off Sandy Lane, Ystradowen to reduce the allocation by 25 dwellings and the allocation of new site ASN046 - Land at Church Farm, Ystradowen as alternative provision.

Council's Response(s):

See main response to representations on site MG2 (45) Land of Sandy Lane, Ystradowen.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-3741/3/1 Mrs P Bailey

Alternative Site ASN046 - Land at Church Farm, Ystradowen - Residential

Representation Type Object

Summary of Representation:

Representation promotes new site ASN046 - Land at Church Farm, Ystradowen.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-3741/4/1 Mrs P Bailey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation identifies the consequential change associated with the promotion of new site ASN046 - Land at Church Farm, Ystradowen to amend the phasing table at Appendix 4 for site MG 2 (45) Land off Sandy Lane, Ystradowen.

Council's Response(s):

See main response to representations on site MG2 (45) Land of Sandy Lane, Ystradowen.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-3741/5/1 Mrs P Bailey

Alternative Site ASN046 - Land at Church Farm, Ystradowen - Residential

Representation Type Object

Summary of Representation:

Representation identifies the consequential change associated with the promotion of new site ASN046 - Land at Church Farm, Ystradowen to amend the phasing table at Appendix 4 by adding a new site '45A' Land at Church Farm, Ystradowen.

Council's Response(s):

See main response to representations promoting new site ASN046 - Land at Church Farm, Ystradowen.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-3741/6/1 Mrs P Bailey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation identifies a consequential change to Appendix 5 of the LDP relating to the amendment to the phasing for site MG2 (45) Land of Sandy Lane, Ystradowen sought under a separate representation.

Council's Response(s):

See main response to representations on site MG2 (45) Land of Sandy Lane, Ystradowen.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-3741/7/1 Mrs P Bailey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation identifies a consequential change associated with the proposed new site ASN046 - Land at Church Farm, Ystradowen to include the site in the phasing table at Appendix 5.

Council's Response(s):

See main response to the proposed new site ASN046 - Land at Church Farm, Ystradowen.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-3741/8/1 Mrs P Bailey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation identifies a consequential change to include the proposed new site ASN046 - Land at Church Farm, Ystradowen on the LDP proposals map.

Council's Response(s):

See main response to the proposed new site ASN046 - Land at Church Farm, Ystradowen.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3747/1/1 J Brown

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-3753/1/1 Mr R Selley

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-3753/1/2 Mr R Selley

Alternative Site ASD50 - MG 2 (25), MG 25 (6) - Mixed - Headlands School, St. Augustine's Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-3753/1/3 Mr R Selley

Alternative Site ASD45 - MG 2 (32) - Llandough Landings - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-3756/1/1 Mr N Thornton

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the level of housing proposed for Cowbridge, with particular reference to Darren Farm.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Further details relating to the residential requirement and housing supply of the Plan are provided in the Housing Provision background paper (2015).

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Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-3758/1/1 Mrs Debra Cleland

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-3758/1/2 Mrs Debra Cleland

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2 and the housing allocation being more evenly distributed between other towns and villages.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-3758/1/3 Mrs Debra Cleland

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-3758/1/4 Mrs Debra Cleland

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-3760/1/1 C Ravenscroft

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation objects to the Plan and seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to extant planning consent, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3765/1/1 C Richmond

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3765/1/2 C Richmond

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-3772/1/1 Cowbridge History Society

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

Delete Darren Farm and Link Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-3772/1/10 Cowbridge History Society

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-3772/1/2 **Cowbridge History Society**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-3772/1/3 Cowbridge History Society

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (17) Cowbridge Comprehensive Lower School.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representer ID and details: ID-3772/1/4 Cowbridge History Society

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (18) Cowbridge Comprehensive 6th Form Block, Aberthin Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-3772/1/5 Cowbridge History Society

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representer ID and details: ID-3772/1/6 Cowbridge History Society

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-3772/1/7 Cowbridge History Society

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-3772/1/8 **Cowbridge History Society**

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-3772/1/9 Cowbridge History Society

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-3773/1/1 Julie Robinson

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the level of housing proposed within the Deposit LDP (SP3), raising concerns regarding the impact that the proposed developments would have locally.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-3774/1/1 Mr R Beer

Alternative Site ASA59 - Land at St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3775/1/1 Mr JR & Mrs JL Jenkins

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3789/1/1 Mrs P Bartley

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3789/1/2 Mrs P Bartley

Alternative Site ASD44 - MG 2 (24) - Land adjoining St Joseph's School, Sully Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3792/1/1 E Brown

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3796/1/1 Mr W R Thomas

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3800/1/1 J. K. Crossman

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-3804/1/1 Mr F Cleland

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-3804/2/1 Mr F Cleland

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3813/1/1 Mrs L Welch

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3825/1/1 Mrs P Williams

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3825/2/1 Mrs P Williams

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-3825/2/2 Mrs P Williams

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-3825/2/3 Mrs P Williams

Alternative Site ASN086 - Land South of Primrose Hill, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN086 - Land South of Primrose Hill, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3827/1/1 Mr P Robson

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the housing allocations within Minor Rural Settlements and calls for the proposed development to be relocated to urban areas.

Council's Response(s):

Comments noted. The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-3827/1/1 Mr P Robson

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-3839/1/1 K Grimes

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-3840/1/1 Mr and Mrs P Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to housing in Cowbridge and believes that greater emphasis should be placed on the reuse of brownfield land.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represorator ID and details: ID-3840/2/1 **Mr and Mrs P Davies**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement is based on out of date housing projections (2008). Amend by reassessing the housing requirement using the WAG housing projections released in 2011.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Representor ID and details: ID-3842/1/1 G Davies

Alternative Site ASD23 - MG 9 (2), MG 10 - St Athan - Cardiff Airport Enterprise Zone - Delete Site

Representation Type Object

Summary of Representation:

Objects to the Enterprise Zone Business Park as loss of agricultural land and seeks removal from the LDP.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Representor ID and details: ID-3842/1/1 **G Davies**

delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Represor ID and details: ID-3842/1/2 G Davies

Alternative Site ASD28 - MG 25 (2), MG 9 (2) - Country Park Extension - Porthkerry, Barry - Delete Site

Representation Type Object

Summary of Representation:

Concerns over policy allocation within MG 9 (2)(Employment Allocations), MG 10 (St Athan – Cardiff Airport Enterprise Zone), SP 2 (3)(Strategic Sites) and SP 5 (Employment Requirement). Addition of 77ha for Enterprise Zone Business Park between Barry and the rural Vale are unjustified, due to already allocated and unused business park land adjacent to Cardiff Wales Airport. The Land should be kept as an agricultural green wedge. More fore thought should be given to current boundaries of land which should follow natural boundaries. Regarding policy MG 25 (2), the allocation of 42ha of public open space would ruin the privacy of the village and the community of Porthkerry. The allocation of land does not seem advantageous due to the cost of its maintenance and should be kept as productive agricultural land.

Council's Response(s):

The proposed extension to the country park forms a part of the larger Cardiff Airport and St Athan Enterprise Zone allocation which has been designated by the Welsh Government. Given the Welsh Governments commitment to the enterprise zone and its implications for both the Vale of Glamorgan and the wider region the failure of the Council to reflect the allocation in the Deposit LDP would have serious implications for the soundness of the plan. Objections and/or concerns in respect of the identification of the site as an Enterprise Zone should therefore be targeted at the Welsh Government and not the Council's Deposit LDP. As a part of the Enterprise Zone initiative, the land proposed as an extension to the country park will be conveyed to the council and incorporated into the country park and managed as a part of that enterprise. If appropriate a management plan will be prepared to ensure that the land is suitably managed and maintained and this may include a continuation of the existing agricultural use. In accepting the land as an extension to the country park the council would not anticipate any adverse impacts upon existing residents and any such impacts that may ultimately occur would be managed appropriately and in partnership with any relevant agencies and the appropriate local law enforcement community. The inclusion of the land as an extension to the country park would not have an impact on the lands designation as a green wedge as this designation in this area is maintained within the Deposit LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Represor ID and details: ID-3842/1/3 G Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers Policy SP 5 over estimates the employment requirement for the Vale. Employment allocation should be reduced to a more realistic size to better reflect the need of the area.

Council's Response(s):

The LDP allocation at St Athan and Rhoose Airport reflect the Welsh Government Enterprise Zone proposals for these existing important areas of development. In allocating these sites the LDP ensures that future development of these sites will be in accordance with the remaining policy requirements of the LDP.

Land allocated within the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone, which is being supported by Welsh Government, and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence set out in the Employment land and Premises Study (2013) no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

With regards to the associated Country Park extension allocation under Policy MG25 (2) it is noted that a master plan and detailed proposals are being prepared for the Enterprise Zone and public consultation would be required prior to this being adopted as a development brief for the site. Notwithstanding this, appropriate planning conditions and legal obligations would be sought to ensure the successful transfer and future management of the site in accordance with LDP Policy MD 4.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Represor ID and details: ID-3842/1/4 G Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 10 on the grounds that 77ha of good agricultural land should not be used for an enterprise zone business park as this allocation will not benefit the area as it over satisfies the current and projected need of the area. The land should be kept as agricultural land in keeping with the area.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The Welsh Government is in the process of preparing a development framework for the future development of the Enterprise Zone which will provide further details of the proposals set out in the LDP. Given its regional importance, the wider economic benefits of the site and the development framework which provides further details of the proposed land use, the Council consider that the Cardiff Airport – St Athan Enterprise Zone should not be amended.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of the area, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3846/1/1 F B Clee

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3846/2/1 F B Clee

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3846/3/1 F B Clee

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3846/4/1 F B Clee

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3852/1/1 K & S Chatwell

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-3852/2/1 K & S Chatwell

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-3852/2/2 K & S Chatwell

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3855/1/1 Mr C Williams

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-3856/1/1 Mrs C R Marchant

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3863/1/1 Mrs W M Lowe

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3863/1/2 Mrs W M Lowe

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-3868/1/1 **B & G Leake**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3868/1/2 **B & G Leake**

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3868/2/1 B & G Leake

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3868/2/2 **B & G Leake**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3874/1/1 Mr T Jervis

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3876/1/1 Mr R Bird

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3889/1/1 A W Wallace

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3891/1/1 Mrs E M Banks

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3895/1/1 R & S Gatis

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3897/1/1 P A Williams

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Representor ID and details: ID-3899/1/2 B Millard

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Opposes Park and Ride proposal and expresses concern with visitors to Cosmeston Park parking in Cosmeston Drive and other nearby roads because parking charges will apply for the car park.

Council's Response(s):

As with the residential allocations contained within the Deposit LDP any substantial new development would require the submission of a robust Transport Assessment (TA). The TA would evaluate and determine any mitigation measures which would be required to alleviate any adverse impacts upon the local highway network that had been identified as a result of the development. The Council considers therefore that the concerns expressed by the representor in relation to the local highway are unfounded and would not justify the deletion of the site from the Deposit LDP as requested. Comments relating to the implementation of car parking charges are noted. This is a matter that will be considered together with all other detailed operation and management issues as part of the future proposal and is an issue that cannot be addressed by the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-3899/2/1 B Millard

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Representer ID and details: ID-3899/3/1 B Millard

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Opposes Park and Ride proposal and expresses concern with visitors to Cosmeston Park parking in Cosmeston Drive and other nearby roads because parking charges will apply for the car park.

Council's Response(s):

Consideration has yet been given to the operation and management of any future park and ride facility that could be developed at Cosmeston Lakes Country Park. However, should parking charging be implemented and on-street parking in surrounding residential areas occur as a consequence, this would be a highways management, enforcement and/or police matter and is not an issue that can be addressed within the LDP. Therefore, no change to the LDP is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-3899/3/2 B Millard

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Representer ID and details: ID-3899/3/3 B Millard

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-3899/3/4 B Millard

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-3899/4/1 B Millard

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3900/1/1 D Sillence

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3904/1/1 Mrs Mary Bird

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3905/1/1 Mr J Woodham

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2, particularly as Brynhill Golf Course is excluded from the policy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3906/1/1 Mr A Wakefield

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2, particularly as Brynhill Golf Course is excluded from the policy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3915/1/1 P Bird

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3917/1/1 C Bird

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Represorator ID and details:** ID-3918/1/1 Mr D Mountain**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representer ID and details: ID-3918/1/1 Mr D Mountain

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Representor ID and details:** ID-3918/2/1 Mr D Mountain**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representer ID and details: ID-3918/2/1 Mr D Mountain

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-3918/3/1 Mr D Mountain

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3919/1/1 **Professor T.J Williams**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3921/1/1 Diane Hills

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3922/1/1 Nigel Lewis

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3922/1/2 Nigel Lewis

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (19) - Land adjoining St. Athan Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3925/1/1 Mrs E E O'Hagan

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3925/1/2 Mrs E E O'Hagan

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-3933/1/1 R H Bradshaw

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3933/2/1 R H Bradshaw

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-3938/1/1 MA & KN Greenwood

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-3944/1/1 **B & TW Williams**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3948/1/1 Mr Randall Davies

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-3948/1/2 Mr Randall Davies

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-3957/1/1 Nicola Rhodes

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement is too high. Amend by reducing the housing requirement to a reasonable level which current infrastructure can sustain.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-3960/1/1 Mrs Audrey Wilkinson

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-3963/1/1 Mr David Carter

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-3963/1/2 Mr David Carter

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-3963/1/3 Mr David Carter

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-3963/1/4 Mr David Carter

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-3970/1/1 Anthony M Ernest

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation argues that Settlement Hierarchy draws far too heavily on the Rural Areas of the Vale and omits Barry entirely. As the largest town in the Vale, Barry must take a larger share of any housing development under the plan.

Council's Response(s):

In preparing the LDP, the Council is also guided by the policy requirements prescribed national, and primarily contained within Planning Policy Wales (PPW). This advises that local planning authorities should direct development to the sustainable locations with the overall aim of reducing the need to travel by locating development within existing urban areas or other locations which are or can be served by public transport. Accordingly in identifying the LDP settlement hierarchy - the Council has undertaken a Sustainable Settlements Appraisal which identifies those settlements which the Council consider offer the potential to develop a sustainable pattern of development, whilst supporting the role and functions of those settlements identified within the hierarchy.

The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-3970/1/1 Anthony M Ernest

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-3970/1/2 **Anthony M Ernest**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-3970/1/3 Anthony M Ernest

Alternative Site ASD35 - MG 2 (16) - Hayes Wood, The Bendricks - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (16) - Hayes Wood, The Bendricks, on the grounds that the proposal would result in the the loss of employment land.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-3970/1/4 Anthony M Ernest

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-3970/1/5 **Anthony M Ernest**

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-3970/1/6 **Anthony M Ernest**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

SP 7 needs to include provision for adequate road infrastructure between Barry and Cardiff as the area is already over congested, especially at peak times. Also mitigation measures should be taken to offset the heavy flow of traffic coming through Penarth.

Council's Response(s):

The Council in support of the Deposit LDP engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and policy SP7 and MG16 include schemes which seek to address any identified issues. Further Appendix 5 identifies where the Council's highway engineers have advised that comprehensive and robust Transport Assessments will be required for most development proposals which evaluate likely highway impacts and propose any mitigation measures that might be required. Therefore, while the comments of the representor are noted, the Council considers the concerns raised are adequately addressed within the LDP. In addition, the improvements to the public transport network, park and ride facilities and walking and cycling provision will all contribute to mitigating increased vehicular traffic.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-3970/1/7 Anthony M Ernest

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the Penarth Area Objective to support and promote tourism.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represorator ID and details: ID-3972/1/1 David Melding National Assembly For Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comment on the need to improve existing mains water infrastructure prior to further housing development in Cowbridge.

Council's Response(s):

Comments noted. The Council has worked with Dwr Cymru Welsh Water to identify the necessary infrastructure requirements to accommodate the additionally housing proposed within the Deposit LDP. Future improvements are likely to provide improvements to the existing infrastructure serving current residents within Cowbridge.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-3976/1/1 Mrs M Whitworth & Mr & Mrs P Gershenson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-3986/1/1 Alice Howells

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-3988/1/1 **Mr & Mrs Lewis**

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-3998/1/1 Mrs J Jones

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2, particularly as Brynhill Golf Course is excluded from the policy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4000/1/1 Mr D.R.B.Jones

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2, particularly as Brynhill Golf Course is excluded from the policy..

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4005/1/1 A.G.Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully from the Deposit LDP.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-4005/1/2 A.G.Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4005/1/3 A.G.Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4005/1/4 A.G.Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4021/1/1 Mr Douglas Curtin

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4021/1/2 Mr Douglas Curtin

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4021/1/3 Mr Douglas Curtin

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4021/1/4 Mr Douglas Curtin

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4032/1/1 Chris Williams

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement is based on out of date housing projections. Amend by reassessing the housing requirement using the WAG housing projections 2011.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Represor ID and details: ID-4042/2/1 Wick Action Group

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-4046/1/1 Dr Luc Vandamme

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4046/1/2 Dr Luc Vandamme

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4049/1/1 Mrs June M Vandamme

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-4057/1/1 Gary & Patricia Forrest

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to the proposed site allocation at Upper Cosmeston Farm, Lavernock.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-4076/1/1 C & A Asbrey

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

Representation objects to the proposed level of housing in Dinas Powys and suggest that a new bypass be built prior to any additional development.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme. Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary. In respect of the allocation of land for alternative uses, it is noted that the St Cyres development site impinges on the previously safeguarded by-pass route. However the previous route identified was only indicative and only detailed design will



Deposit Plan Policy - SP7 - Transportation

Represantor ID and details: ID-4076/1/1 C & A Asbrey

advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-4076/1/2 C & A Asbrey

Alternative Site Please Select

Representation Type Object

Summary of Representation:

Representation objects to the proposed level of housing in Dinas Powys and suggest that a new bypass be built prior to any additional development.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-4084/1/1 Mrs Gloria Brook

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

Deletion of Site MG2 (36)- Land adjacent to Court Close.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representer ID and details: ID-4084/1/2 Mrs Gloria Brook

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Deletion of Site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-4084/1/3 Mrs Gloria Brook

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Deletion of Site MG 2 (20) - Land North and West of Darren Close, Cowbridge

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represantor ID and details: ID-4084/1/4 Mrs Gloria Brook

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Promotes a new settlement at Llandow.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-4084/1/5 Mrs Gloria Brook

Alternative Site ASN093 - Land west of Aberthin - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housin allocation ASN093 - Land west of Aberthin.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-4084/1/6 Mrs Gloria Brook

Alternative Site ASN094 - Land at Glyncoed, Aberthin - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housin allocation ASN094 - Land at Glyncoed, Aberthin.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4094/1/1 Mr & Mrs Truran

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4095/1/1 E R Jones

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-4098/1/1 Mr C D Brook

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-4098/1/2 Mr C D Brook

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representer ID and details: ID-4098/1/3 Mr C D Brook

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Represor ID and details: ID-4098/1/4 Mr C D Brook

Alternative Site ASN093 - Land west of Aberthin - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN093 - Land west of Aberthin for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-4098/1/5 Mr C D Brook

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representor ID and details: ID-4098/1/6 Mr C D Brook

Alternative Site ASN094 - Land at Glyncoed, Aberthin - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN094 - Land at Glyncoed, Aberthin for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4099/1/1 E D Adye-Coombs

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (46) - Land west of Swanbridge Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4099/2/1 E D Adye-Coombs

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-4099/2/2 E D Adye-Coombs

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4099/3/1 E D Adye-Coombs

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4101/1/1 Jan Stephenson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4101/2/1 Jan Stephenson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4101/2/2 Jan Stephenson

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4101/3/1 Jan Stephenson

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4102/1/1 Diana Pike

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4102/2/1 Diana Pike

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4102/2/2 Diana Pike

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4102/3/1 Diana Pike

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-4108/1/1 Ms Leyann Davies

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4109/1/1 Julia Dewey

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4109/1/2 Julia Dewey

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-4113/1/1 S.E. & K.H. Edwards

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4118/1/1 Pauline and Paul Spencer

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4127/1/1 Mrs Margaret Hopwood

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4127/1/2 Mrs Margaret Hopwood

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4155/1/1 **Mr & Mrs C.B.Sim**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-4157/1/1 Mr & Mrs T.C.Dorcken

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-4157/1/2 Mr & Mrs T.C.Dorcen

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-4158/1/1 Mrs Margaret J Davies

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-4158/2/1 Mrs Margaret J Davies

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represorator ID and details: ID-4158/3/1 Mrs Margaret J Davies

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-4159/1/1 John Huw Williams

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

MG 16 should take into account a Dinas Powys Relief Road proposal. This is due to the high levels of congestion through Dinas Powys which is having a knock on effect to the quality of life of residents and pollution in the area.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the represor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

Notwithstanding the above, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-4159/1/2 John Huw Williams

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-4159/1/3 John Huw Williams

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4161/1/1 Mrs Kate Rice

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4173/1/1 RS Powell

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-4173/1/2 RS Powell

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4182/1/1 Mr S.A.Thomas

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Objection to MG2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4182/1/10 Mr S.A.Thomas

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-4182/1/2 Mr S.A.Thomas

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Objection to site MG2 (20) Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-4182/1/3 Mr S.A.Thomas

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (17) - Cowbridge Comprehensive Lower School.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-4182/1/4 Mr S.A.Thomas

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-4182/1/5 Mr S.A.Thomas

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4182/1/6 Mr S.A.Thomas

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-4182/1/7 Mr S.A.Thomas

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-4182/1/8 Mr S.A.Thomas

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4182/1/9 Mr S.A.Thomas

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-4184/1/1 Villagers of Colwinston & Other Interested Parties

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4186/1/1 Mr Michael & Mrs Mari Lewis

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (40) - The Garden Emporium, Fferm Goch

Represor ID and details: ID-4187/1/1 Rufus Waddington

Alternative Site ASD06 - MG 2 (40) - The Garden Emporium, Fferm Goch - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (40) - The Garden Emporium, Fferm Goch

Represorator ID and details: ID-4187/2/1 Rufus Waddington

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Fferm Goch from the Minor Rural Settlements category in the LDP settlement hierarchy.

Council's Response(s):

In preparing the LDP, the Council is also guided by the policy requirements prescribed nationally, and primarily contained within Planning Policy Wales (PPW). This advises that local planning authorities should direct development to the sustainable locations with the overall aim of reducing the need to travel by locating development within existing urban areas or other locations which are or can be served by public transport.

Accordingly in identifying the LDP settlement hierarchy - the Council undertook a Sustainable Settlements Appraisal which identifies those settlements which the Council considers offer the potential to develop a sustainable pattern of development, whilst supporting the role and functions of the settlements identified within the hierarchy. Through the settlement appraisal the Council amended the list of settlements included within the settlement hierarchy previously established within the Adopted Vale of Glamorgan Unitary Development Plan (Policy HOUS2) to include Fferm Goch and Culverhouse Cross, whilst excluding the settlements of Broughton, and Llanblethery. 3.2.12 The Council therefore considers that the proposed settlement hierarchy is sound, based on a transparent and robust methodology and established assessment criterion. The Council maintains that the position of individual settlements within the hierarchy reflects their role, function and overall level of sustainability. Therefore the Council maintains that the spatial strategy and settlement hierarchy for the Vale as a predominantly rural authority should enable a proportion of the overall housing growth proposed within the DLDP to be directed towards the smaller rural settlements to support social sustainability objectives.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4189/1/1 **Mr Stephen Pearce**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4191/1/1 Mr A.Williams

Alternative Site N/A

Representation Type Support

Summary of Representation:

Blank form. Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4191/1/2 Mr A.Williams

Alternative Site N/A

Representation Type Support

Summary of Representation:

Blank form. Support for Policy MG17

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4218/1/1 Dr J R Ayres

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4218/2/1 Dr J R Ayres

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4232/1/1 Mr John & Mrs Tina Harris

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4232/1/2 **Mr John & Mrs Tina Harris**

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represantor ID and details: ID-4232/1/3 Mr John & Mrs Tina Harris

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4232/1/4 **Mr John & Mrs Tina Harris**

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4278/1/1 Mr Kevin Fuller

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4278/1/2 Mr Kevin Fuller

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-4303/1/1 Cllr John Thomas

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (5) Land to the east of Eglwys Brewis.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-4303/1/2 Cllr John Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 and MG 1 as both need increase in overall housing numbers and an increase in contingency provision. Phasing requirement from MG 1 should be removed as it leads to uncertainty to the delivery of the plan for developers.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Represorator ID and details: ID-4303/1/3 Cllr John Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is too low. Amend by increasing the residential requirement to provide a contingency for flexibility and to meet the needs of the authority.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-4303/1/4 Cllr John Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is too low. Amend by increasing the residential requirement to provide a contingency for flexibility and to meet the needs of the authority.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-4303/2/1 Cllr John Thomas

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (5) - Land to the east of Eglwys Brewis.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-4303/2/2 Cllr John Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 and MG 1 as both need increase in overall housing numbers and an increase in contingency provision. Phasing requirement from MG 1 should be removed as it leads to uncertainty to the delivery of the plan for developers.

Council's Response(s):

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The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

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However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

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The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Represorator ID and details: ID-4303/2/3 Cllr John Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is too low. Amend by increasing the residential requirement to provide a contingency for flexibility and to meet the needs of the authority.

Council's Response(s):

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Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-4303/3/1 Cllr John Thomas

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (5) - Land to the east of Eglwys Brewis.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Represor ID and details: ID-4303/3/2 Cllr John Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 and MG 1 as both need increase in overall housing numbers and an increase in contingency provision. Phasing requirement from MG 1 should be removed as it leads to uncertainty to the delivery of the plan for developers.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-4303/3/3 Cllr John Thomas

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is too low. Amend by increasing the residential requirement to provide a contingency for flexibility and to meet the needs of the authority.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4321/1/1 Mrs Dorothy Humphrey

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4321/1/2 Mrs Dorothy Humphrey

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4330/1/1 Mrs Jean Nugent

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represontor ID and details: ID-4330/1/2 Mrs Jean Nugent

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG17

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4337/1/1 Mr Ryan Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4337/1/2 Mr Ryan Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4340/1/1 Mr Gordon Humphrey

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4340/1/2 Mr Gordon Humphrey

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4352/1/1 R Weighell

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4352/1/2 R Weighell

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-4384/1/1 Alan D French

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation suggests that future development should be located along the southern border of the Vale from Penarth to St Athan.

Council's Response(s):

Comments are noted. The LDP has sought to distribute housing in accordance with the LDP strategy, focussing development within the south east Vale and sustainable settlements in both urban and rural areas. The proposition suggested would run contrary to the LDP strategy. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-4384/1/2 Alan D French

Alternative Site ASN055 - Land between Five Mile Lane / M4 Junction 34 east to Cardiff Boundary - Green Belt

Representation Type Object

Summary of Representation:

Representation proposes the creation of a green belt in the eastern vale through the joining of exting green wedges.

Council's Response(s):

A continual green wedge along the Vale of Glamorgan boundary to protect from the outward expansion of Cardiff would effectively create a green belt around the city. The designation of a Green Belt within the eastern Vale of Glamorgan has been considered in the Council's Green Wedges Background Paper (September 2013) and discounted on the basis that such a designation would be premature in the absence of and until a sub-regional study into the implications of a Green Belt had been undertaken in the region given the implications that it could have upon both the growth dynamics of the region and regional sustainability. In the absence of a Green Belt designation, the Council is confident that the suite of policies contained within the LDP and including, green wedges, Special Landscape Area and Sites of Importance for Nature Conservation, supported by national planning guidance are adequate to manage the threat of unwarranted urban expansion and protect the countryside of the Vale of Glamorgan.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-4608/1/1 Mr Gethin Jenkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 due to the allocation of 40.9 ha of agricultural land farmed by the representor for the proposed employment zone. The agricultural land is grade 2 (based upon Agricultural Land Classification Map 1966) and is still viable business and therefore should be protected. The objector raises concerns that there is not an even distribution of employment land across the Vale, the proposed rail spur will have a detrimental impact on the open countryside and woodland, loss of productive agricultural land and will reduce the supply of locally sourced food. The objector seeks clarity on the phasing of the development of the strategic employment site stating the land owned by the Council should be developed followed by the land adjacent to Port Road and developing southwards.

Amend by removing the strategic employment site from the 40.9 ha on model farm and re-allocating it as agricultural land.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-4608/1/1 Mr Gethin Jenkins

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-4608/1/2 Mr Gethin Jenkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 due to the allocation of 40.9 ha of agricultural land farmed by the representor for the proposed employment zone. The agricultural land is grade 2 (based upon Agricultural Land Classification Map 1966) and is still viable business and therefore should be protected. The objector raises concerns that there is not an even distribution of employment land across the Vale, the proposed rail spur will have a detrimental impact on the open countryside and woodland, loss of productive agricultural land and will reduce the supply of locally sourced food. The objector seeks clarity on the phasing of the development of the strategic employment site stating the land owned by the Council should be developed followed by the land adjacent to Port Road and developing southwards.

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Council's Response(s):

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Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

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In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-4608/1/2 **Mr Gethin Jenkins**

development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-4608/1/3 Mr Gethin Jenkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG9(2) due to the allocation of 40.9 ha of agricultural land farmed by the representor for the proposed employment zone. The agricultural land is grade 2 (based upon Agricultural Land Classification Map 1966) and is still viable business and therefore should be protected. The objector raises concerns that there is not an even distribution of employment land across the Vale, the proposed rail spur will have a detrimental impact on the open countryside and woodland, loss of productive agricultural land and will reduce the supply of locally sourced food. The objector seeks clarity on the phasing of the development of the strategic employment site stating the land owned by the Council should be developed followed by the land adjacent to Port Road and developing southwards.

Amend by removing the strategic employment site from the 40.9 ha on model farm and re-allocating it as agricultural land.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-4608/1/3 **Mr Gethin Jenkins**

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Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-4608/1/4 Mr Gethin Jenkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG10 due to the allocation of 40.9 ha of agricultural land farmed by the representor for the proposed employment zone. The agricultural land is grade 2 (based upon Agricultural Land Classification Map 1966) and is still viable business and therefore should be protected. The objector raises concerns that there is not an even distribution of employment land across the Vale, the proposed rail spur will have a detrimental impact on the open countryside and woodland, loss of productive agricultural land and will reduce the supply of locally sourced food. The objector seeks clarity on the phasing of the development of the strategic employment site stating the land owned by the Council should be developed followed by the land adjacent to Port Road and developing southwards.

Amend by removing the strategic employment site from the 40.9 ha on model farm and re-allocating it as agricultural land.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

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Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-4608/1/4 **Mr Gethin Jenkins**

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Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

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Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4612/1/1 Mr Robert John Adams

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4637/1/1 James Welsh

Alternative Site ASN047 - Land at Bridge Farm, Llanmaes - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN047 - Land at Bridge Farm, Llanmaes for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-4640/1/1 Mrs Suzanne Butcher (On Behalf of Residents)

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-4640/1/2 Mrs Suzanne Butcher (On Behalf of Residents)

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4641/1/1 Kenneth Ward

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-4641/1/2 Kenneth Ward

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Representor ID and details: ID-4648/1/1 Mr & Mrs D Stevens

Alternative Site ASA07 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Strategic Site - reduce Employment allocation

Representation Type Object

Summary of Representation:

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

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The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represor ID and details: ID-4648/1/1 **Mr & Mrs D Stevens**

proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Representor ID and details: ID-4648/1/1 Mr & Mrs D Stevens

Alternative Site ASA07 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Strategic Site - reduce Employment allocation

Representation Type Object

Summary of Representation:

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

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The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

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In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

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Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represor ID and details: ID-4648/1/1 **Mr & Mrs D Stevens**

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represor ID and details: ID-4648/1/2 Mr & Mrs D Stevens

Alternative Site ASA09 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Strategic Site - reduce Employment allocation

Representation Type Object

Summary of Representation:

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Council's Response(s):

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PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represor ID and details: ID-4648/1/2 **Mr & Mrs D Stevens**

proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Representer ID and details: ID-4648/1/2 **Mr & Mrs D Stevens**

Alternative Site ASA09 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Strategic Site - reduce Employment allocation

Representation Type Object

Summary of Representation:

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represor ID and details: ID-4648/1/2 **Mr & Mrs D Stevens**

proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Representor ID and details: ID-4648/1/3 Mr & Mrs D Stevens

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 on the grounds the need for more employment allocation than already outlined in the UDP is based on unfounded evidence. Amend by deleting the outlined site 4648 or reduce it as defined in plan 2 site 4648. Phasing would be required if site is reduced to withhold development from the south and east of Port road until development in the North is completed.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

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In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represantor ID and details: ID-4648/1/3 **Mr & Mrs D Stevens**

extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

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Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Representor ID and details: ID-4648/1/3 Mr & Mrs D Stevens

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 on the grounds the need for more employment allocation than already outlined in the UDP is based on unfounded evidence. Amend by deleting the outlined site 4648 or reduce it as defined in plan 2 site 4648. Phasing would be required if site is reduced to withhold development from the south and east of Port road until development in the North is completed.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

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In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represorator ID and details: ID-4648/1/3 **Mr & Mrs D Stevens**

extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represor ID and details: ID-4648/2/1 Mr & Mrs D Stevens

Alternative Site ASA08 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

Representation seeks the reiteration of the green wedge designation MG18 (5) - Between Barry & Rhoose to that of the Adopted Vale of Glamorgan UDP.

Council's Response(s):

In progressing a Local Development Plan the Council is obliged to consider a wide range of economic, environmental and social issues that will need to be addressed over the plan period and have due regard to external factors and drivers that will change and shape of the Vale of Glamorgan during this time. It is essential that the LDP reflects national guidance and initiatives and in this respect the identification of the St Athan and Cardiff Airport enterprise zones represent unique opportunities for specialised economic development that can contribute to the economic growth of the region and it would therefore not have been appropriate to have excluded these designations from the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (2) - Land adjacent to Cardiff Airport and Port Road, Rhoose

Represor ID and details: ID-4648/3/1 Mr & Mrs D Stevens

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 10 on the grounds the reference to safeguarding a route for a potential rail link in sub text 6.63 (d) is contrary to national planning policy as the route should be outlined on the proposals map yet it is not and is therefore considered an aspiration and should be excluded from the LDP as it cannot be developed within the plan period. Remove reference to the safeguarding a route for a potential rail link.

Council's Response(s):

The LDP strategy recognises the importance of Cardiff Airport and the surrounding Enterprise Zone to the future prosperity of the Vale of Glamorgan and the wider South Wales region. Policies SP2 and MG10 allocates land for strategic employment sites at St Athan and Cardiff Airport.

The line of the rail spur has not been illustrated on the Proposals Map or included within the transport policies of the Plan and the scheme has therefore not been proposed as part of the Deposit LDP. The supporting text of the Plan does however include details at paragraph 6.63 of the requirements for the future master planning of the site. While the comments of the represor are noted, the Council considers that the potential route for a rail spur should be considered rather than safeguarded as part of the master planning exercise for the site given the Cardiff City Region Metro proposals for south east Wales. Therefore, the removal of paragraph 6.63 (d) is not considered to be required however, it is proposed to amend the supporting text to clarify the requirements for the master planning stage.

Amend paragraph 6.63 (d) to read "Consideration of a route for a potential rail link to Cardiff Airport across the site so that development proposals do not compromise future proposals to enhance sustainable access to the airport".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG17 (5) - Dyffryn Basin & Ridge Slopes

Representer ID and details: ID-4665/1/1 Nicola Hewitson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the exclusion of Brynhill Golf Club from the Deposit LDP.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4666/1/1 Mrs Angela Good

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is based upon out of date housing projections. Amend by reassessing the residential requirement using the up to date WAG housing projections 2011.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4666/1/2 Mrs Angela Good

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to the proposed housing supply in MG 1 as it is too high. More housing particularly around Barry, Penarth Sully, Dinas Powys and Llandough will cause increased congestion and more traffic issues. Plan need to focus on reassessing the need for better infrastructure before more housing is allocated.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4666/2/1 Mrs Angela Good

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the LDP housing requirement and there is a lack of infrastrcyture provision to support the proposed level of housing growth.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG17 (5) - Dyffryn Basin & Ridge Slopes

Representor ID and details: ID-4667/1/1 Mr Terence Hewitson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG17 (5) - Dyffryn Basin & Ridge Slopes.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (5) - Dyffryn Basin & Ridge Slopes

Representor ID and details: ID-4671/1/1 Mrs Gillian Hewitson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG17 (5) - Dyffryn Basin & Ridge Slopes.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4673/1/1 Alun Cairns MP

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to SP 3 on the grounds the increased residential requirement is too high and differs too much from previous years to seem credible. Amend by reducing the residential requirement as based upon the WAG housing projections 2011.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/10 Alun Cairns MP

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MD 8 (Environmental Protection) as it is not considered to offer the environmental protection needed in the Vale, particularly from potential shale gas extraction. The representation considers policy MD 8 is too broad to secure the necessary protections and that it should be strengthened.

Council's Response(s):

Future development proposals will be assessed against all relevant policies within the Local Development Plan as well national planning policy.

In this respect, Policy MD 8 (Environmental Protection) in conjunction with policies MG 23 (Mineral Working) and SP 10 (Built and Natural Environment) are considered to offer sufficient breadth to protect against any unacceptable and negative impacts arising from the potential industrialisation of green spaces. Furthermore, the inclusion of the final statement in policy MD 8 is considered to be a reasonable and appropriate approach which ensures development proposals can be adequately considered and controlled so that any impacts are of an acceptable level.

With regard to shale extraction paragraph 6.140 of the supporting text to policy MG 23 sets out how the Council will consider any forthcoming applications for unconventional gas extraction. This acknowledges that there may be other considerations associated with the proposed extraction of hydrocarbon minerals which may need to be considered as part of the acceptability of any future development proposal. The proposed change is therefore considered to be unnecessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/11 Alun Cairns MP

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to additional housing proposed within Rhoose.

Council's Response(s):

The LDP housing allocations identified within Rhoose consist of two sites which have extant planning permissions, with Land North of the Railway Line previously identified within the Adopted Vale of Glamorgan Adopted Unitary Development Plan for housing. The second site Land to the South of the railway Line was also identified for development in the UDP for employment but was identified in the Council's initial Employment Land and Premises Study as being unsuitable for employment uses and was subsequently released for housing use. Consequently, the LDP has not proposed any additional housing growth above that which was established prior to the publication of the Deposit LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/12 Alun Cairns MP

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/13 Alun Cairns MP

Alternative Site ASD22 - MG 2 (3) - Land at Church Farm, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (3) - Land at Church Farm, St Athan.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-4673/1/14 Alun Cairns MP

Alternative Site ASD21 - MG 2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/15 Alun Cairns MP

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (5) - Land to the east of Eglwys Brewis.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/16 Alun Cairns MP

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (44) - Land adjacent to St Brides Road, Wick

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/17 Alun Cairns MP

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/18 Alun Cairns MP

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site site MG 2 (43) - Land to the East of St. Nicholas.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/19 Alun Cairns MP

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

representation objects to site MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/2 Alun Cairns MP

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments relate to the appropriate level of residential development and transport infrastructure are provided given that the Defence Training College is no longer taking place.

Council's Response(s):

Comments noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/20 Alun Cairns MP

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 10 on the grounds the proposed safeguarding of a route for a potential rail link to Cardiff Airport would go against the LDP's objectives to sustain and develop communities in the Vale, to ensure development makes a positive contribution to mitigating climate change effects and to provide greater access to sustainable forms of transport. Due to the lack of a Master plan for Cardiff Airport it is impossible to assess the inclusion of the employment site within the LDP. Delete reference to safeguarding a route for a potential rail link to Cardiff Airport.

Council's Response(s):

The LDP strategy recognises the importance of Cardiff Airport and the surrounding Enterprise Zone to the future prosperity of the Vale of Glamorgan and the wider South Wales region. Policies SP2 and MG10 allocates land for strategic employment sites at St Athan and Cardiff Airport.

The line of the rail spur has not been illustrated on the Proposals Map or included within the transport policies of the Plan and the scheme has therefore not been proposed as part of the Deposit LDP. The supporting text of the Plan does however include details at paragraph 6.63 of the requirements for the future master planning of the site. While the comments of the repesor are noted, the Council considers that the potential route for a rail spur should be considered rather than safeguarded as part of the master planning exercise for the site given the Cardiff City Region Metro proposals for south east Wales. Therefore, the removal of paragraph 6.63 (d) is not considered to be required however, it is proposed to amend the supporting text to clarify the requirements for the master planning stage.

Amend paragraph 6.63 (d) to read "Consideration of a route for a potential rail link to Cardiff Airport across the site so that development proposals do not compromise future proposals to enhance sustainable access to the airport".

With regards to the allocation of employment land, the LDP identifies land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan. Further supporting evidence in relation to the employment policies of the Plan and the strategic employment sites is provided in the Further Advice on the Employment Land and Premises Study document (2015).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/21 Alun Cairns MP

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/22 Alun Cairns MP

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-4673/1/23 Alun Cairns MP

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation objects to the site to rear of Heol y Felin Estate, Llantwit Major from the LDP. Note site not included in revised LDP.

Council's Response(s):

The site Land to rear of Heol y Felin Estate, Llantwit Major his not allocated within the 2013 LDP- no change to the plan required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/24 Alun Cairns MP

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (45) - Land off Sandy Lane, Ystradowen.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/3 Alun Cairns MP

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the difficulty phasing will present due to the management of applications.

Council's Response(s):

Comments are noted. The phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4673/1/4 Alun Cairns MP

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation highlights a factual change - that from April 2014 Barry will not be a designated Regeneration Area.

Council's Response(s):

Comments noted. Amend second bullet point on page 32 under Area Objectives for Barry to remove the reference to Barry's status as a designated Regeneration Area. 2nd bullet point to read: 'Provide new opportunities for enhanced community services, facilities, public realm and infrastructure to support the important role of Barry, both locally and regionally, as a key settlement.'

Officer Recommendation:

Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/5 Alun Cairns MP

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the requirement for the requirement for developments that result in a net dwelling increase of 1 dwelling is too low and shall restrict the viability of small scale development.

Council's Response(s):

The small site affordable housing requirement prescribed within Policy MG4 is based on robust assessments of viability across the Vale of Glamorgan and is set out in the LDP Background Paper "Provision of Viability and Policy Advice of Affordable Housing, Small Sited and Commuted Sums". Where site viability is disputed the Council shall require the developer to undertake a full and robust site viability assessment to support their case that the site cannot support the affordable housing contribution specified within policy MG4.

Additionally, the Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. This also considers small site variability and the findings maintain that on the basis of viability, affordable housing contributions should be sought on smaller sites. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4673/1/6 Alun Cairns MP

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the contradiction between allocating 433.5 ha for employment whilst allocating site MG 2 (39) at Culverhouse Cross, containing existing employment uses, for residential development.

Council's Response(s):

The employment land identified within policy SP5 does not include the former ITV Studios at Culverhouse Cross as such there is no contradiction between the employment land allocations in the Deposit LDP and the residential allocation of ITV studios at Culverhouse Cross under policy MG2.

The allocation of the former ITV studios at Culverhouse Cross for residential development reflects the fact that the site will become redundant following the owner's decision to cease to let the buildings for business use. Issues relating to the impact of the closure of ITV on the existing business were considered by the Council in the determination of the planning application for the redevelopment of the site for residential development. This included information submitted by the applicants indicating that the site was marketed for 7 years but had not attracted sufficient interest to sustain commercial use. In addition, it was noted that approximately 65% of the existing tenants had already relocated.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4673/1/7 Alun Cairns MP

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on Welsh Government plans to Trunk the A48 from Culverhouse Cross to Sycamore Cross and along 5 Mile Lane. Comments relate to paragraph 6.6 which do not relate to the Deposit LDP.

Council's Response(s):

Comments are noted. Paragraph 5.68 makes clear that the improvements proposed for Five Mile lane originate from previous proposals from the Welsh Government to trunk local highways in order to improve access to the Cardiff Airport. This does not indicate the trunking of the A48 and no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP3 - Residential Requirement**Representor ID and details:** ID-4673/1/8 Alun Cairns MP**Alternative Site** N/A**Representation Type** Object**Summary of Representation:**

MD 6 is not adequate as the policy is too general and needs further guidance to properly protect the character of minor rural settlements.

Council's Response(s):

Whilst settlement boundaries are a widely accepted planning policy tool for managing development and enabling local authorities to distinguish between existing built up areas and countryside, there is no specific requirement within national planning policy for Local Planning Authorities to identify settlement boundaries when preparing development plans. Where references are made to settlement boundaries within Planning Policy Wales these are within the context of safeguarding the countryside and encouraging sustainable development by directing new development either within or in close proximity to exiting sustainable settlements.

Planning Policy Wales, paragraph 4.7.8 states, "development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

However, TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries".

Within this policy context the Council has considered the merits and appropriateness of maintaining settlement boundaries for those identified in the LDP Settlement Hierarchy. The Council acknowledge that maintaining settlement boundaries can provide a long standing approach to restricting inappropriate expansion of development into the countryside, and provide certainty to communities, landowners and developers as to where the Council wish to see future development occur. Within the larger settlements, maintaining settlement boundaries would ensure that the priority is given to the delivery of LDP housing allocations which could be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations.

One of the key disadvantages of settlement boundaries is that this creates a general presumption that development within boundaries is acceptable. In rural settlements this is particularly problematic as it places pressure on infill development which can impact on the rural character these settlements, many of which in the Vale of Glamorgan contain rural conservation areas. Additionally, this presumption in favour of development increases land values within boundaries compared to that outside of the settlement boundaries, but also creates "hope values" on land adjoining settlement boundaries (i.e. that the land could be included sometime in the future plan review or as a potential "rounding off" development site). The latter reduces the opportunities for "rural exceptions" affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted. This is considered likely to be a key reason for a limited number of rural exception sites for affordable housing being proposed and delivered over the life of the previous Unitary Development Plan.

Furthermore, whilst providing more certainty on locations likely to be acceptable for most forms of development, especially housing, settlement boundaries should not be considered as a straight jacket to all forms of development. Policies in Planning Policy Wales and those in the Adopted UDP and Deposit LDP allow in principle, some forms of development on the edge of

Deposit Plan Policy - SP3 - Residential Requirement**Represor ID and details: ID-4673/1/8 Alun Cairns MP**

a minor villages which are outside but adjacent to the residential settlement boundary (such as proposals for affordable housing, community facilities and rural employment). Likewise it is not always the case that sites/proposals on land within a settlement boundary are suitable for development, which highlights the case that proposals for new development are simply not determined on whether a site falls with or outside a boundary line drawn on map. In this respect, such proposals are considered within the wider context of the site itself alongside other factors such as character of the surrounding area, adjoining uses, and the provision of adequate amenity space, and safe and suitable access.

In light of these factors, the LDP has proposed settlement boundaries around the Key, Service Centre and Primary settlements which are the focus of the majority of future development opportunities. For the Minor Rural Settlements, alongside a number of housing allocations, the LDP proposes criteria based approach for the assessment of future development proposals (Policy MD6 – Development within Minor Rural Settlements). The aim being to ease development pressures within Minor Rural Settlements by allowing “windfall” developments to come forward where considered appropriate on a case by case basis, whilst safeguarding the countryside from inappropriate development. This is particularly the case for those settlements within the hierarchy where housing allocations have been identified.

Notwithstanding this, Policy MD 6 maintains the ability for the Council to restrict inappropriate expansion of development in the countryside, proposals which would have a detrimental impact on the existing settlement or on the wider area. This approach is set out within Policy MD 6, Criteria 1 to 5, and is reinforced at paragraph 7.30 which states that:

“New development should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important, and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which present an incongruous or large scale extension will not be permitted”.

The criteria contained within Policy MD6 has been developed to reflect the material considerations that the Council would need to consider if settlement boundaries were maintained, for example relating to its impact on the countryside and character of the settlement. This enables development proposals within Minor Rural Settlements to be considered on their own merits rather than considering whether a potential development site lies within or outside a settlement boundary. Indeed, it should be noted that UDP Policies HOUS2 and HOUS8 allow for appropriate small scale development adjacent to settlement boundaries when assessed against criteria based policy. It is considered that the criteria proposed within Policy MD6 are sufficiently detailed to manage development proposals within Minor Rural Settlements and have been significantly enhanced from those previously used.

Therefore, it is considered that the criteria based policy under policy MD6 maintains the ability to appropriately manage new development proposals without imposing the restrictive approach of using settlement boundaries to control future development. This allows for appropriate small scale development within Minor Rural Settlements to be considered on individual merit rather than restricting new development opportunities to a limited number of small-infill and rounding-off plots within and adjoining the defined settlement boundary. This will allow the character of existing settlements to be safeguarded and assist in meeting local housing needs in rural villages, thereby supporting their longer term viability. Therefore, the proposed change is not considered to be required to ensure the soundness of the LDP.

It is noted that similar approaches to management of rural settlement developments and the removal of settlement boundaries has been proposed within Local Plans in England, notably the Cornwall Local Plan (2010-2030) and the Wiltshire LDF Core Strategy (2011).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4673/1/9 Alun Cairns MP

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy MG18(5).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-4675/1/1 N K and Mal Sullivan

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/1 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation objects to SP 3 on the grounds that the residential requirement does not include an adequate flexibility allowance. The residential requirement also needs to reflect the impact economic and employment proposals will have on the amount of housing. Amend by increasing the flexibility allowance (10%), also factor in the affect new employment proposals will have on housing figures.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/10 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation requests that an update is provided on sites with planning permission, sites under construction and housing completions.

Council's Response(s):

Comments are noted. A housing land supply forecast will be provided to inform the Examination using information from the last JHLAS, objective land supply assessment and information from developers.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-4679/1/11 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions the suitability of the monitoring indicators for housing.

Council's Response(s):

The Council are of the opinion that the monitoring framework for housing are appropriate for the monitoring of sites, and are based on readily available information. The Council is not aware of any significant issues that would affect the delivery of the LDP housing allocations and level of growth identified and further details are provided in the Housing Provision background paper (2015). In this respect, several have been granted permission and the Council are aware that many of the sites have been either acquired by developers or are under negotiation. With regard to the strategic sites, the Barry Waterfront already benefits from planning consent and there are no barriers to future development other than external factors e.g. economic climate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/12 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the use of reserve classification for site MG2(46).

Council's Response(s):

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues. Further details can be found in the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/13 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments submitted relate to the needs to demonstrate detailed feasibility, viability and costing information for all allocations and related infrastructure to make it credible.

Council's Response(s):

A key aspect of the test of soundness is the ability for the Plan to meet its objectively assessed needs and the Council recognise that infrastructure requirements sit fundamentally alongside that. In this respect, in preparing the DLDP the Council has sought to identify the necessary infrastructure requirements associated with the planned housing and employment growth required to support the delivery of the LDP, and has produced a Draft Infrastructure Plan (DIP) in support of the Deposit LDP, alongside specific LDP background papers on Affordable Housing Viability, Education, Community Facilities, Open Space and Sustainable Transport.

On the basis of the background evidence, the Council are of the view that the levels of growth proposed and the delivery of the LDP is not dependent on the provision of major infrastructure project. Although the phasing of development may be required in specific settlements to ensure that local infrastructure is in place. Similarly, the Council's site assessment process did not reveal any absolute constraints of development in terms of infrastructure provision or landownership issues to site delivery within the Plan Period.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/14 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments on the use of CIL after 6th April 2015.

Council's Response(s):

In accordance with Planning Policy Wales (paragraph 12.1.6) the Council has taken into account the need for additional community facilities in preparing the LDP. Whilst the draft Infrastructure Plan considers the range of infrastructure types that maybe required under policy MD 4, either through planning obligations or CIL payments, it is considered that delivery of the LDP site allocations and key infrastructure would not be unduly inhibited in the period before CIL is adopted. In this respect, since the publication of the Deposit LDP a number of planning applications have been received on proposed LDP site allocations. Planning permission has been granted for a number of sites where the required affordable housing and local infrastructure requirements have been met, which comply with the CIL Regulation tests. In addition, a number of planning applications are currently under consideration and work is being progressed by developer of other sites.

A site delivery and infrastructure statement has been prepared to respond to representations received regarding site infrastructure and deliverability. Appendix 1 of that statement provides an update of the infrastructure requirements associated for each proposed site allocation, highlighting the S106 contributions secured by the Council. Based on the infrastructure requirements identified in the draft Infrastructure Plan it is considered that the levels of growth proposed and the delivery of the LDP is not dependent on the provision of major infrastructure projects. The Council will continue to progress work on the CIL charging schedule to ensure it can be adopted as soon as possible and to assist in the future delivery of infrastructure.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/15 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation requests tha the LDP specify the Council's priorities to inform the provision of infrastructure/mitigation and avoid development being unviable.

Council's Response(s):

This is a matter for detailed consideration at planning application stage as the Council's Infrastructure priorities will change from site to site, and over time as other funding streams become available or vice versa. It would be too prescriptive to set this out in the LDP and could in fact cause uncertainty for developers where priorities change or weaken the Council's ability to negotiate site specific infrastructure provision which is necessary to make development acceptable. Furthermore, development viability varies over time and the proposed policy has be written in light of the Council's extensive experience of delivering infrastructure through planning obligations to date.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP3 - Residential Requirement**Representor ID and details:** ID-4679/1/16 Candice Myers Planning Manager, Welsh Government**Alternative Site** N/A**Representation Type** Object**Summary of Representation:**

Objects to residential development on sites which include C2 Zones as identified on DAMs. Clear evidence needs to be provided on how flooding policy has been considered in site selection process. PPW and TAN 15 state highly vulnerable development (residential) should not be allocated within Zone C2. The authority needs to confirm that the latest DAMs have informed site selection.

Council's Response(s):

In relation to matters associated with flooding and potential flood risk, as part of the LDP site assessment process the Council sought to ensure that the site selection process took a precautionary approach as set out in Technical Advice Note (TAN) 15 Development and Flood Risk. The Council's site assessment process sought to avoid any sites which were located in a high risk flood area or an area where flooding was unlikely to be able to be overcome.

Details of the Council's consideration of flood risk are set out in the Council's Plan Preparation and the Assessment of Flood Risk Background Paper (2013). In allocating sites within the LDP, the Council adopted a precautionary approach to the identification of future development sites and sought to avoid development on sites in areas at high risk of flooding. A number of potential development sites were rejected on this basis. The exception to this are those sites which have planning consent and where NRW has indicated that a Flood Consequence Assessment (FCA) has been undertaken to its satisfaction. Notwithstanding the above, a small number of sites have been identified which incorporate areas of C2 flood zone as identified on the 2013 DAMS and these have only been included where the Council has been satisfied through its consultation with Natural Resource Wales and Dwr Cymru Welsh Water that built development could be either sited outside of such zones, and/or the impacts of flooding would be able to be acceptably managed. Where sites have been included within the LDP that have been shown to be affected by C2 flood zones the Council has sought to reduce site densities and identify greater areas of open space in order to provide greater flexibility in order that identified areas of flood risk may be avoided.

In preparing the Deposit LDP the Council consulted with Dwr Cymru Welsh Water (DCWW) on the necessary infrastructure requirements to support the levels of development proposed within the LDP. The Information provided by DCWW pertaining to the site specific infrastructure requirements of each housing allocation is contained in Appendices 5 of the Deposit LDP. Further formal representations submitted by DCWW on the Deposit LDP (ID 2312/DP1), did not raise any concerns regarding the delivery of sewer and water infrastructure to serve the housing allocations, and advised the Council that DCWW "will monitor the scale and pace of development in this area over the plan period in order to ensure that we can adequately plan to accommodate this site should it be required to meet a potential shortfall".

Policy MD 8 Environmental Protection requires all new development to demonstrate that it will not unacceptably impact on the pollution of land, surface water ground water, or flood risk and the consequences of flooding. This Policy reflects advice in Welsh Government Planning guidance TAN15 Flood Risk and is supported by NRW and DCWW.

Additionally, the Deposit LDP requires all development proposals to satisfactorily meet all assessed infrastructure requirements, including highways and drainage capacity improvements, both on and off-site, and mitigating any impacts on the natural environment. These obligations are included in the conditional criteria attached to the site development policies. All planning applications on land that has been identified to be at risk of flooding will be required to follow the approach set out in TAN 15 and the new policy and developments proposals will need to be accompanied by a Flood Risk Assessment.

The Council is therefore of the view that in preparing the LDP it has given full and appropriate and consideration to the potential impact of new development on flooding risk and the requirements for additional water resource infrastructure to support the housing allocations within the LDP. Additionally, there is no overriding evidence submitted on the Deposit LDP that indicates that such provision cannot be provided either by developers of housing allocations or by DCWW as part of their long term programme of infrastructure investments. Consequently, the Council is of the opinion that representations raising concerns relating to increase flood risk and lack of associated water infrastructure have been fully addressed in the preparation of the LDP, and further protection is provided through the policy framework of the LDP.



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/16 Candice Myers Planning Manager, Welsh Government

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/17 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects due to lack of detail in sewerage/drainage infrastructure and how it will be delivered to sites that require attention.

Council's Response(s):

The comments of the Welsh Government in respect of sewerage/drainage infrastructure are noted. However, the Council would advise that it has undertaken consultation with Dwr Cymru Welsh Water (DCWW) regarding the capability of its assets to accommodate the developments detailed within the Deposit LDP. Dwr Cymru Welsh Water has provided detailed information in respect of current and future capacity issues and infrastructure requirements associated with each site and how these issues may be resolved. Accordingly, on the basis of the information provided by DCWW the Council is of the view that the site allocations are deliverable and that the issues identified by the representor can be reconciled.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/18 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the need of the council to consider the needs of gypsies and travellers and identify suitable sites in the LDP to meet the identified need.

Council's Response(s):

The ORS GTAA identified a need to provide for a total of 18 additional pitches in the Vale of Glamorgan to 2026 based on the evidence that was identified during the study period in 2013. This included meeting the needs of 17 unauthorised households living on the Hayes Road site in Sully and 1 unauthorised household living at the site in Twyn Yr Odyn (which has recently been granted temporary consent at Appeal).

Based on the resident demographics identified during the fieldwork it was considered unlikely that any new households will be formed during the plan period and there was no evidence of movement from bricks and mortar or from in-migration. An assessment of the authorised site in Bonvilston and tolerated unauthorised site in Llangan suggests that any future growth on these sites can be met on site. The Council have included Policy MG5 in the Deposit Local Development Plan which allocates land at Hayes Road, Sully for the provision of a Gypsy and Traveller Site in order to meet the evidenced need.

Due to the GTAA being unable to capture detailed information about all household living in the Vale of Glamorgan it made clear that the need figure of 18 additional pitches was based on the needs of identifiable households and that this would provide for short to medium term needs. It went on to recommend that the Council follow principles that have been set in nearby Neath Port Talbot and continue to closely monitor the situation for the latter period of the Plan, allowing the Council to address clearly identified current needs, but giving them the flexibility to address needs which cannot be substantiated at this time.

Whilst this does meet the identified need from the GTAA it clearly does not meet any as yet unidentified need towards the latter periods of the Local Development Plan. However in the opinion of ORS it is often very difficult to provide a robust long-term estimate of need as local circumstances can change up to 15 years in the future. Therefore it is considered that by meeting the identifiable need and monitoring the situation with a view to additional provision, the Council will be able to meet need over the plan period to 2026.

It should also be noted that while a need of 17 pitches based on unauthorised households living on the site in Sully has been included, it is considered that the likelihood is that this figure is excessive given that many of the households currently living on the site have stated that they will vacate the site should planning permission be granted, and in the opinion of ORS others may fail to be classed as Gypsies and Travellers or New Travellers under the current definition set out in Circular 30/2007 if the site is formalised.

Therefore, while the comments of the Welsh Government are noted, the Council considers that the GTAA is clear in its intention to provide for current and medium term need, but would propose the inclusion of detailed indicators and triggers within the Monitoring Framework to ensure that the identified need over the plan period is addressed.

Proposed change. Amend Policy Target 23 – to review Gypsy and Traveller accommodation needs from 2021 onwards and to identify additional site provision that may be required. Additional Monitoring Target – Ability to meet Gypsy and Traveller site needs identified in any updated accommodation needs assessment. Identify additional Gypsy and Traveller accommodation needs post 2021.



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/18 Candice Myers Planning Manager, Welsh Government

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-4679/1/19 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 5 on the grounds clearer evidence needs to be given on what kind of travellers and gypsies are in the Vale to more adequately supply pitches. Amend by including further evidence to the definition of the Gypsies and Travellers in the Vale.

Council's Response(s):

The GTAA identified an overall need for the Council to provide a total of 18 additional pitches. This was based on 17 households at the Hayes Road site in Sully and 1 household at the unauthorised site at Twyn Yr Odyn.

The status of the residents at the Twyn Yr Odyn site has been established at a recent planning appeal for the site. However the status of the households living at the site in Sully is harder to establish. Interviews with site representatives indicated that they are a mixture of New Travellers and Travelling Showpeople but as the Councils consultants ORS were unable to speak with all of the households it was not possible to provide a more detailed split. Also in the opinion of ORS some may even fail to be classed as New Travellers or Travelling Showpeople under the current definition set out in Circular 30/2007.

Notwithstanding the above and given the broad definition of gypsy and travellers under Circular 30/2007, the Council considers that at this time it is appropriate to seek to provide for a maximum figure as determined by the ORS study rather than to underestimate requirements. It is the Councils intention to keep the current situation under review and should more detailed information become available, the need figure will be adjusted accordingly. This can be monitored through LDP Annual Monitoring Reports and the proposed monitoring targets.

Proposed change. Amend Policy Target 23 – to review Gypsy and Traveller accommodation needs from 2021 onwards and to identify additional site provision that may be required. Additional Monitoring Target – Ability to meet Gypsy and Traveller site needs identified in any updated accommodation needs assessment. Identify additional Gypsy and Traveller accommodation needs post 2021.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/2 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to MG 1 as further explanation is needed as to why overall housing provision has been reduced by 500 homes since the previous deposit plan. Further clarification needed between the level of housing provision and the council's economic and employment proposals.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/20 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the need that suitable evidence would need to be presented to show the appropriate infrastructure is in place to defend the site from flooding.

Council's Response(s):

The Council is aware that a small area of land has been identified as lying within a C2 flood zone as identified by the Welsh Governments Development Advise Maps (DAM). The area susceptible to flooding is located along the northern boundary of the site adjacent to Hayes Road and measures approximately 0.18 hectares.

The Lavernock Point to St Ann's Head Shoreline Management Plan (SMP2) identifies the area under Policy Unit 1.5 (PU1.5) and for management purposes and recommends that management takes the form of 'No Active Intervention'. Notwithstanding the above, the SMP also identifies land susceptible to flooding during the extreme flood event, 0.1% annual probability of occurrence (1 in 1000yr return period). Whilst this risk is acknowledged it is considered that given the small area of C2 flood zone within the site and its location it is considered that here is sufficient scope to accommodate the proposed use and avoid conflict with flood risk.

In determining site size, the Council has utilised a larger than average pitch size which will enable some flexibility in site design and layout. It is considered that suitable site design, and if necessary minor mitigation measures, could adequately address or manage flood risk in accordance with section 7 and Appendix 1 of Welsh Government TAN15. While acknowledging the existence of C2 flooding on a small part of the site the Council considers that this can be adequately and appropriately managed and this would not prevent the use of the site by gypsy and travellers. In addition, it is noted that Natural Resources Wales has not raised any concerns within their representations regarding this proposed allocation. Therefore, the Council considers that the site is capable of meeting the identified needs contained within the ORS study and that no change is required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/21 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation requests that the Council clarify to what extent the deliverability of sites is reliant on Welsh Government funding.

Council's Response(s):

In the current financial climate the Council is realistic in its approach to the funding of the future Gypsy and Traveller site at Hayes Road in that it would primarily look to the Welsh Government for support through the annual round of the Gypsy and Traveller Sites Capital Grant programme. This has been specifically developed to enable the development of new sites and to undertake refurbishment work at existing local authority Gypsy and Traveller sites across Wales. While the Council accepts that this is a relatively small funding stream when distributed across all 22 local authorities within Wales, it believes that it is the only significant funding available to develop a future Gypsy and Traveller site within the Vale of Glamorgan. The costs of delivering the scheme will become clear once detailed design of a Gypsy and Traveller site is undertaken. Provision of a Gypsy and Traveller site where there is an identified local need will become a statutory duty in Wales when the Housing Bill is introduced. While the Council's Capital Programme may also be a potential funding source, the contribution towards delivering such a scheme will need full consideration by the Council when the full extent of the site development costs are known.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-4679/1/22 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation objects to policy MG 5 on the grounds the LDP does make a provision for a transit site. Amend by working with welsh government to deal with the matter on a regional scale.

Council's Response(s):

The Council's needs assessment indicates an irregular and low level of travelling through the Vale of Glamorgan at a variety of locations. Notwithstanding this and following wider consultations, the study concludes that there would appear to be a gap in provision for a suitably located and publicly provided transit site or emergency stopping place of around 10 pitches near the M4 which would not necessarily fall within the Vale of Glamorgan. This conclusion has been accepted by the Council and it is the Council's intention to work with its neighbouring authorities on a regional basis to identify and develop a suitable site to accommodate the identified need for a gypsy and traveller transit site. To this end, the Council would propose that suitable indicators and trigger points relating to the provision of transit accommodation (as necessary) are included within the Monitoring Framework to ensure that such provision is realised.

Proposed change. Include additional Monitoring Target within the Plan under PT23 to "Work with adjoining local authorities to identify a regional transit site by 2021".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/23 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation suggests that clarification is needed within the sub text to Policy MG 9 on the relation between job growth from employment allocations and housing provision in the plan.

Council's Response(s):

Whilst Policy MG9 provides 433.5ha for strategic employment sites (and 46.2ha for local employment sites) the estimated job creation figures of 12,000 – 15,000 quoted under the supporting paragraph 5.55 for Policy SP5 (Employment Requirement) relates to direct and indirect job creation within the wider economy of South East Wales rather than in the authority area alone. This estimate also relates to the strategic employment site allocations rather than all the site allocations within Policy MG 9.

In response to representations on the links of the employment and housing strategies of the LDP, the Council has undertaken a review of the potential levels of employment generated as a result of the LDP employment policy, and the anticipated population and household implications for the Vale of Glamorgan. This has shown that whilst there will be some implications for population growth the links between local employment land take up and population growth in the Vale of Glamorgan are not closely correlated.

Given the specialist nature and scale of the employment proposals on the strategic employment sites it is considered that there is likely to be substantial lead times on further growth of the Enterprise Zones and as a consequence there are likely to be impacts beyond 2026. The employment assessment has also indicated that the direct and indirect job creation futures for the wider economy quoted at paragraph 5.55 for strategic sites may be overstated. The assessment has estimated that 7,610-10,610 jobs could be created within the Vale of Glamorgan as a result of the employment policy. Further details regarding the consideration of this issue can be found in the BE Group Further Employment Advice report (2015) and the Housing Provision background paper (2015).

Therefore, given the further supporting evidence regarding the employment policies of the LDP and to clarify the supporting text for Policy SP5 it is proposed to amend paragraph 5.55 to reflect the estimated job creation within Vale of Glamorgan.

Proposed Change: amend third sentence of paragraph 5.55 to read:

Development of the allocated employment land is estimated to generate a potential 7,610-10,610 jobs within the Vale of Glamorgan. Development of these sites will also create additional (indirect) jobs within the wider region.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/24 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy SP 3 on the grounds the policy needs to consider the affect employment growth will have on housing requirement particularly around the St Athan and Cardiff Airport zone. Amend by assessing housing requirement numbers with the impact of employment growth.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-4679/1/25 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification for the strategic employment allocation MG9 (1) - Land to the South of Junction 34 M4 Hensol.

Council's Response(s):

The strategic employment allocation Land to the South of Junction 34 M4 Hensol is an existing well established employment site which was originally developed by Bosch with financial assistance from the former Welsh Development Agency as part of a major regional inward investment programme that recognised the strategic importance of development along the M4 corridor.

The site therefore has a longstanding history of employment use and its classification as a "strategic employment site" within the LDP has been made on the basis of the Council's Employment Land and Premises Study 2013. Such sites are defined within the study as those which are "of scale, location and setting capable of being broad business park developments competing for investment in the regional/sub regional market place. These are prime sites for marketing to a cross-section of users- including new inward investment into the Vale. They can also meet the needs of image conscious, aspirational companies already located in the area"

In 2011, the site and adjacent land was acquired by Renishaw Ltd with the intentions to expand their operations on the site and also further develop the land for employment uses, which include a potential regional distribution hub. The allocation of site under policy MG9 (10) is in recognition of the long term development proposals of the existing, and shall ensure that future planning proposals for the site will be undertaken in accordance with the policy requirements of the LDP.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/26 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Clarification is needed to provide evidence that projecting employment take up rates from a period of decline will not adversely impact on the delivery of the economic objectives.

Council's Response(s):

In determining the local employment land requirements for the Vale of Glamorgan, The Council's Employment Land and Premises Study assessed need using 3 forecasting methods; Historic Land Take-up, Employment Based Forecast and Labour Supply Forecast. Following a review of each methodology, the study recommended that the Council apply the Historic Land Take-up methodology (paragraph 10.7) since the other two approaches only provided an indication of the "absolute minimum land required to accommodate the activities of different industry sectors" (paragraph 10.6 refers).

The historic long term trend of employment take up for the study is for the period 1996-2011, and not 2007-11 as suggested by the Welsh Government. This is outlined at paragraphs 8.4 – 8.12 of the 2013 Employment Land and Premises Study, and explains that the previous Employment Land review identified a 4.1 ha annual requirement based on historic trends for the period 1996-2007, whereas the 2013 review considers employment land take-up for the period 1996-2011, a 15 year period which is aligned to the LDP plan period 2011-2026. From this, the Employment Land review indicates an annual average requirement of 2.65 ha (39.75 ha over the period 2011-26) reflecting the trend for the previous 15 year period (and also considering employment land take up for 2011-13). The Employment Land Study also recommended that the Council should also include a 5 year take up buffer supply of 13.25 ha to enable a "choice of sites by size, quality and location to provide a continuum of supply beyond the plan period" (paragraph 8.7 refers).

It should be noted that the employment study also considers employment land take-up for the period April 1st 2011-13. Paragraph 8.5 states of the Study that "it is logical to also take into account the following 2 years of economic activity and any development which might have occurred during that period (rather than adding on additional employment land for two years that have now passed)". During this period the study highlights that no take up of employment land was recorded, and on this basis it can be argued that at 2013, the LDP already had a 2 year surplus of 5.3 ha.

In addition to local employment land supply, the LDP also makes provision for 433.5 has (gross) (312.9 net ha) of strategic employment land, these are situated at the St Athan and Cardiff Airport Enterprise Zones (MG9 (2) and MG9 (3)) and South of Junction 34 M4 Hensol (MG9 (1)). It is anticipated that given the proximity of these strategic employments site to residential areas, they shall also provide a key source of local employment. The Socio Economic Assessment provided by Renishaw in support of outline planning application 2014/00228/EAO anticipates that all of the new jobs created would go to residents currently living in the travel to work catchment area, this includes the Vale of Glamorgan (Chapter 7- Socio Economics, Land South of Junction 34, M4, Hensol, Environmental Statement February 2014). On the basis of the findings and recommendations contained within the Council's Employment Land and Premises Study (2103), the Council are of the view that the LDP provides for sufficient range and type of employment sites to meet local employment requirements over the LDP period.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/27 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the possible need for additional employment sites in the south east zone to meet local expansion and investment.

Council's Response(s):

The employment allocations within the LDP are supported by the findings and recommendations of the Council's Employment Land and Premises Study (2013), which indicates that the employment allocations reflect the property markets for both office and industrial land/premises and areas of local demand:

5.13 "Vale of Glamorgan has a primarily local property market in both the industrial and office sectors. The industrial market is far larger than the office sector. There is little inward investment at present.

5.14 Future inward investment is likely to be focused in the Cardiff Airport – St Athan Enterprise Zone and limited to the aviation sector. The two Enterprise Zone sites are too isolated and lack the strategic road linkages to support a general industrial or office scheme. Property market stakeholders are aware of proposals for a B2/B8 general industrial and logistics development at Renishaw J34 site, but feel there is no demand for a major industrial or warehousing scheme at this location (or indeed anywhere in south Wales). The assumption of one agent was that Renishaw will ultimately seek higher value (residential) uses on their site (although there is no evidence of this at present).

5.15 The office market is focused in Barry and Penarth Town Centres, along with Vale Business Park, Llandow and Vale Enterprise Centre, Sully. It generally meets the needs of local service sector businesses. Demand is for 0-93 sqm leasehold suites. There are few large, self-contained offices, which might attract occupiers from outside of the Vale.

5.16 Large, good quality office suites are only readily available at St Hilary Court, Culverhouse Cross. However, the experience of the marketing agents for this scheme suggests that Culverhouse Cross is not a recognised office location. Companies can get similarly good quality office space, at more prominent locations, for the same rent in Cardiff. The comments of the former marketing agents of the ITV Wales Studios also support this view.

5.17 There is reasonable demand for office space in Cowbridge, relative to the size of the town, and existing suites achieve good rental levels. Opinion is divided as to whether there is need for an additional office scheme in the settlement. However, any unmet demand is likely to be for small suites of 93 sqm or less. Local businesses seeking larger space tend to go to Pencoed.

5.18 Stakeholders suggested the Cowbridge Cattle Market as a possible location for a new local office scheme, as well as vacant land to the rear of town centre shops.

5.19 Industrial need is for budget/moderate quality units of up to 465 sqm. Barry is a popular location and attracts businesses from Cardiff who are seeking budget accommodation (there is a shortage of affordable workshop premises in the city). In the east of the Vale, Llandough Trading Estate and Westpoint Industrial Estate are linked to the Cardiff market. Both are successful schemes and there is potential demand for additional industrial land in this area.

5.20 Industrial demand in the west of the Vale is met at Vale Business Park. The scheme offers industrial units of 279-465 sqm, which are proving popular, while larger factory and logistics

Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/27 **Candice Myers** **Planning Manager, Welsh Government**

properties are struggling to let. There is only limited demand for further industrial land in the western Vale, but poor quality workshop properties at Llandow Trading Estate provide refurbishment opportunities.

5.21 There is modest demand for freehold properties in the Vale of Glamorgan, but few units are available, for sale, to meet this need. There is also good demand for small (0.4-1.2 ha) development plots in Barry, which could meet the needs of companies looking to develop their own accommodation or local developers seeking to provide small industrial schemes. Atlantic Trading Estate is the most likely location for such plots although some companies would prefer a more prominent position in the town.

Property Market Assessment

9.16 The existing property supply is focused in three key locations – the industrial estates of Llandough in the east, Barry/Sully in the south and the industrial estates of Llandow in the west. Along with Cowbridge Town Centre (for offices), the Llandow industrial estates serve the rural west and centre of the Vale. Penarth Town Centre provides a modest office supply which meets the needs of service sector businesses in that settlement. Culverhouse Cross was previously a major office location, serving the wider Cardiff conurbation. However, with the (likely) redevelopment of the ITV Wales Studios for housing, the supply of office property at Culverhouse Cross will be reduced to a single multi-let building (St Hillary Court).

9.17 Office market demand is very much locally sourced, and is of small scale (for premises of less than 100 sqm). Most large space users tend to look to either Cardiff City Centre (including the Central Cardiff Enterprise Zone) or to motorway related office parks associated with the M4, to meet their needs. Modern office space provision is mainly limited to St Hillary Court, Culverhouse Cross, which although a good quality property, is felt to be in an undesirable location. 9.18 Across the Vale demand indications are for industrial premises of up to 465 sqm. There is some demand for freehold property, but few units are available, for sale, to meet this need.

Industrial Market

9.20 Companies are mainly looking for budget or moderate quality accommodation of up to 500 sqm. Barry is a popular location and attracts businesses from Cardiff who are seeking budget accommodation. In the east of the Vale, Llandough Trading Estate and Westpoint Industrial Estate are also linked to the Cardiff market. Industrial demand in the west of the Vale is met at Vale Business Park.

9.21 Around 30,000 sqm of industrial space is currently vacant – 4.9 percent of the total floorspace and 7.7 percent by premises numbers. The number of properties available (if not the amount of floorspace offered by those properties) is close to the indicative market equilibrium average rate of 7.5 percent. Most of the available properties are in the three core locations of Llandough, Barry/Sully and Llandow. Together these locations represent 94 percent of the available premises and 95 percent of the floorspace.

Office Market

9.22 The Vale's office market is small. According to ONS data over half the existing supply stock is located in Barry, Cowbridge and Penarth town centres. Demand is predominately local and is weighted towards premises of less than 100 sqm. There are few large, self-contained offices which might attract occupiers from outside of the Vale. However, this is unsurprising given the proximity of Cardiff. The city is dominant office centre of the sub-region (and indeed the whole of Wales) and is continuing to develop its offer to larger, office-based businesses through schemes such as the Central Cardiff Enterprise Zone. Experience at Culverhouse Cross suggests that there is only limited demand for larger office properties in Vale of Glamorgan.

9.23 There is 5,143 sqm of vacant office floorspace, which equates to vacancy rates of 6.2 percent by floorspace and 9.6 percent by number of premises. Measured against the 7.5 percent indicative market equilibrium average rate this would suggest Vale of Glamorgan has modest oversupply of offices (when measured by premises numbers).



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/27 Candice Myers Planning Manager, Welsh Government

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/28 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on certain identified constraints on employment allocations that could affect timing, viability and the developable area of the allocations. It is considered that Policy MG 9 be updated to reflect the net developable areas. Concerns over the deliverability of local employment site allocations, for example in Barry.

Council's Response(s):

The Council has considered the need for additional infrastructure in consultation with the relevant agencies etc. and are confident that the constraints identified under Appendix 6 can be mitigated and that there will be no adverse effect on the deliverability of the site.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/29 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation states that the monitoring framework should identify any shortfalls in delivering the level of employment in the plan period, including appropriate triggers that will inform how these issues will be addressed to maximise economic opportunities.

Council's Response(s):

Objective 8 and the Site Monitoring Strategic Sites section of the monitoring framework address employment issues within the Vale of Glamorgan during the plan period. While the comments of the Welsh Government are noted, the Council considers that the monitoring framework for allocated employment sites and strategic sites clearly establishes an intention to increase the level of employment over the plan period and that the assessment triggers would instigate a review of the effectiveness of the policies at an appropriate stage.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/3 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

The Council should not reduce its housing requirement following the publication of the Welsh Government 2014 Household projections. Objects to MG 1 on the grounds the 5% flexibility allowance is not sufficient. Amend by changing the flexibility to 10% as indicated by Welsh Government.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/30 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation requests further evidence within the plan to support the rationale for allocating housing and employment sites within Category 1 and category 2 minerals safeguarding zones.

Council's Response(s):

Minerals safeguarding has been carried out in accordance with the Mineral Safeguarding Map of Wales and has been shown on the LDP Proposal Map in accordance with national policy requirements. In addition, minerals safeguarding affecting individual site allocations have been shown on site plans within the Minerals Planning background paper. The Council has considered the impact on the wider minerals resource and the justification for identifying site allocations in these areas is set out under paragraph 4.27 of the background paper. Justification (i) to (iv) are considered to be relevant to all proposed site allocations that lie within, or partially within, the identified minerals safeguarding areas as shown on the site plans. This relates to 28 residential allocations (19 excluding sites with planning permission) and 6 employment allocations which contain 40.66ha (0.48%) of Category 1 limestone and 261.76ha (1.30%) of Category 2 limestone safeguarding within these sites. No site allocations contain sand and gravel Category 1 safeguarded land and there is 70.47ha (1.59%) of sand and gravel Category 2 land contained within allocated sites. Notwithstanding this wider assessment, minerals safeguarding will still need to be considered for future development proposals in line with the LDP safeguarding policies.

For clarity and for consistency with national policy it is considered that paragraph 4.27 in the Minerals Planning background paper and supporting paragraph 6.130 of the Deposit LDP be amended to exclude reference to the allocation taking precedence over the safeguarding requirement.

Amend Paragraph 6.130 of the LDP to read:

"The Council has considered the impact of LDP site allocations on the wider minerals resource. However, in accordance with this policy prior extraction should still be considered. Further details on the implementation of the Policy will be addressed through Supplementary Planning Guidance".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/31 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation comments on the requirement for the Vale of Glamorgan under the RTS 2008. It seeks clarification with regards to how reserves at Forrest Wood quarry have been shared with Rhondda Cynon Taf.

Council's Response(s):

The Minerals Background Paper has been revised in the light of the RTS 2014. Clarity regarding reserves at Forrest Wood quarry is provided in the background paper.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/32 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation suggests that it would be prudent for the authority to demonstrate that the apportionment requirements over the LDP period can be satisfied.

Council's Response(s):

The Minerals Background Paper has been revised in the light of the RTS 2014. Clarity is provided in the background paper.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/33 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Suggests that clarification could be beneficial in the application of the policy. Specifically in relation to the application of criterion 4 relative to criterion 3. Criterion 4 seems to only apply as a stand-alone test. Criterion 1 is undermined by paragraph 6.128 which suggests that market demand will be a factor in defining whether prior extraction is acceptable. It is considered that to be in accordance with national policy the reason for the safeguarded area (e.g. the potential long term benefit of the resource) should be considered relative to the need for development and any short term economic arguments.

Council's Response(s):

Comments noted. It is considered the criteria in policy MG 20 could be re-ordered to clarify and assist in the application of the policy and to ensure consistency with national planning policy on minerals. It is proposed that criterion four is amended to appear before criterion three to read:

“3. THE DEVELOPMENT WOULD HAVE NO SIGNIFICANT IMPACT ON THE POSSIBLE WORKING OF THE RESOURCE BY REASON OF ITS NATURE OR SIZE; OR

4. THE RESOURCE IN QUESTION IS OF POOR QUALITY / QUANTITY.”

It is also proposed that the second sentence of supporting paragraph 6.128 be replaced with:

“The reason for the safeguarded area (i.e. the potential long term benefit of the resource in question) should be considered relative to the need for development and any short term economic arguments”.

Consideration of this issue and the application of this policy will be addressed in more detail through Supplementary Planning Guidance on minerals safeguarding.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/34 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Para 6.138 MG23 (Mineral Working) should be included in the policy so it can be applied successfully.

Council's Response(s):

The Council does not consider it necessary or desirable to include this as a criterion within the policy. However for clarity, and to bring the statement in line with Policy SP 9, it is proposed that first sentence of paragraph 6.138 is amended to read:

"6.138 Proposals which prioritise the use of recycled material and secondary aggregates before new sources of primary materials are developed will be favoured".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/35 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

General support for Policy MG4. Further clarification is sought on the choices of site thresholds in Barry and Penarth of 5 units where the background evidence suggest that this should be set at 10 dwellings.

Council's Response(s):

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014). With regard to site thresholds, the study also highlights that site size does not affect viability, and given the level of need for affordable housing within Penarth and Barry housing market areas the Council are of the view that a lower threshold than that original recommended in the AVHA is justified.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/36 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification as to the Council's approach to the use of commuted sums.

Council's Response(s):

Detailed guidance on the Council's uses of commuted sums will be set out in the Council's affordable housing SPG, generally on site provision shall be required, but the Council may consider a commuted sum to be provided to enable an element of affordable housing to be delivered elsewhere, particularly in areas where need is greatest. The Council has also undertake an assessment of the likely level of commuted sums which will inform future SPG.

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/37 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the wording of affordable housing targets.

Council's Response(s):

The Council has reviewed its Affordable Housing Viability Assessment (2014) in response to a number of representations received on the Deposit LDP. The updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. However, in response to representations from the development industry and Welsh Government it is recognised that the policy could make reference to individual site viability to enable schemes to be considered where the target level sought cannot be achieved due to genuine development viability issues. In this respect, the updated report recommends that the Council should amend policy MG4 so that the affordable housing requirement is set as a targeted requirement, rather than a minimum, to enable land value to be considered against local market circumstances. This approach is considered to be in accordance with TAN2 (Section 10) and recognises that higher affordable housing provisions are achievable in those areas identified within the policy but allows for viability evidence to be considered, where there are development viability issues, without inhibiting development from coming forward.

Amend Policy MG 4 to read as follows:

POLICY MG 4 - AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- BARRY;

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- LLANTWIT MAJOR ;
- RHOOSE; AND
- ST ATHAN.



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/37 Candice Myers Planning Manager, Welsh Government

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

- BOWBRIDGE;
- DINAS POWYS;
- FLANDOUGH;
- PENARTH;
- SULLY;
- VENVOE;
- THE MINOR RURAL SETTLEMENTS; AND
- THE RURAL VALE OF GLAMORGAN.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-4679/1/38 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

That the the Council should undertake a review of its Affordable Housing Viability Study to take account of current building regulations and fire safety requirements.

Council's Response(s):

The Council has reviewed its Affordable Housing Viability Assessment (2014) in response to a number of representations received on the Deposit LDP. The updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/39 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation suggests that policy MD 18 Gypsy & Traveller Accommodation is overly restrictive- Representation states policy is contrary to Welsh Government Circular 30/2007 and its criteria 1 to 5.

Council's Response(s):

Section 25 of Welsh Government Circular 30/2007 states that criteria based policies on gypsy and traveller sites will be required whether or not there is any need identified in the area in order to meet future or unexpected demand and Annex B of 30/2007 provides guidance on good practice criteria. Policy MD 18 is a criterion based policy intended to be applied to applications for new or additional gypsy and traveller sites required to meet any future unexpected needs or those that cannot be met by the proposed authorised site.

With regards to Criterion 1, paragraph 36 of Welsh Government Circular 30/2007 (Planning for Gypsy and Traveller Caravan Sites) clearly indicates that the existing level of provision can form part of an authority's considerations. It is therefore considered appropriate to assess future applications for Gypsy and Traveller sites in the first instance, against the capability of any site allocated under policy MG5 to accommodate their needs before considering it against the subsequent policy criteria. In assessing applications against this criterion, consideration would not only be given to the ability of any allocated site to accommodate additional need, but also the suitability of diverse Gypsy and Traveller groups to cohabit.

It is therefore considered that this criterion complies with the guidance contained within Circular 30/2007 and does not place undue requirements on individuals wishing to develop sites within the Vale of Glamorgan. The Council considers that this is a reasonable approach to adopt as the policy allows for additional provision where it can be demonstrated that the accommodation needs of the applicant cannot be met on the allocated site.

With regards to Criterion 2, it is considered that the requirement for proposals to be "well located for schools, medical facilities, shops and other local services and community facilities" would not place an undue constraint or prevent appropriate gypsy and traveller sites from being approved where there is a justified need. In assessing such applications it is appropriate to consider access in general to these important community services and facilities as set out under paragraph 19 of the Circular. There are many rural settlements and locations within the Vale of Glamorgan where these community facilities could be reasonably accessed. This approach is considered to be in accordance with paragraphs 5 and 26 of the Circular which seek to ensure that this issue can be considered whilst not placing an undue restriction on potential development proposals.

Further guidance on this issue is provided in the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites in Wales (2009). This approach and the wording of criterion 2 is considered consistent with paragraph 3.2.4 which states that:

"It is important that if a location is considered inappropriate for residential use, either private or social then it should not be considered appropriate for a Gypsy Traveller site. A Gypsy Traveller site should receive the same considerations as other forms of accommodation and should not be located in areas which will have a detrimental effect on the general health and wellbeing of the residents. The location of a site should enable not hinder access to services such as health and education and shopping facilities".

No change is therefore considered to be required to policy MD 18, criterion 2.



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/39 **Candice Myers** **Planning Manager, Welsh Government**

Criterion 3 is considered to be an appropriate requirement to ensure the good design of sites and that the proposal is justified in that it relates to the needs of the applicant. No change is therefore considered to be required.

Criterion 4 requires that adequate utility services can be provided without causing any unacceptable environmental impact. Proposals for private Gypsy and Travellers which could be considered acceptable under the caravan site licensing system (and related model standards) for public health, onsite services and arrangements would not be restricted this criterion. Therefore, no change is considered to be required.

Criterion 5 requires that the existing highway network is adequate to serve the site and a satisfactory means of access can be provided. Whilst the phrase 'highway network' is not specifically stated within the guidance it is considered to be a relevant issue and one which would not unduly restrict development proposals. In this respect, the criterion is considered to be in accordance with paragraph 21 of the Circular which states: "Proposals should not be rejected if they would give rise to only modest additional daily vehicle movements and/or the impact on minor roads would not be significant". Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-4679/1/4 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation considers that the Council should explain the use of the 2011 household projections and should not plan for decline which would significantly hinder the plans ability to deliver the strategy.

Council's Response(s):

The Populations and Housing Projections background paper has been updated in light of the publication of the 2011-based Population and Household projections and in response to issues raised in representations on the Deposit LDP. Updated analysis and the Council's consideration of the population projections are provided in the background paper which sets out comparisons with previous official projections, the limitations and other issues that need to be considered in using trend based forecasting. Further detail on this matter is set out in the Council's Housing Provision Background Paper (2015).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-4679/1/40 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concern over relevance of 2021 trigger points for many of the indicators.

Council's Response(s):

While the comments of the Welsh Government are noted, the Council considers that the 2021 trigger point detailed in the monitoring framework for many of the objectives is appropriate given that the LDP is not scheduled to be formally adopted until 2016/17 and the 4 year period indicated is consistent with the monitoring and review framework set out in the LDP manual.

Notwithstanding this, the Council has proposed a number of Focussed Changes to the monitoring framework as a result of representations made on the Deposit LDP, and also accept that further amendments to the monitoring framework may be required and is prepared to work with the appointed Planning Inspectors and the Welsh Government to achieve a more robust monitoring structure.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represorator ID and details: ID-4679/1/41 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the monitoring framework for employment sites, and explain how the landbank will be updated.

Council's Response(s):

While the comments of the Welsh Government are noted, the Council considers that the 2021 trigger point detailed in the monitoring framework for many of the objectives is appropriate given that the LDP is not scheduled to be formally adopted until 2016/17 and the 4 year period indicated is consistent with the monitoring and review framework set out in the LDP manual.

Notwithstanding this, the Council has proposed a number of Focussed Changes to the monitoring framework as a result of representations made on the Deposit LDP, and also accept that further amendments to the monitoring framework may be required and is prepared to work with the appointed Planning Inspectors and the Welsh Government to achieve a more robust monitoring structure.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/42 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concern over the level of greenfield sites identified in Policy MG2, and request that the LPA evidence the selection of sites to demonstrate that any loss of BMV agricultural has been minimised and the allocations are fully justified.

Council's Response(s):

In identifying land to meet the identified housing requirement, priority has been given to the development of suitable and developable sites within existing settlements, with priority being given to developable brownfield sites. In this regard the policy MG2 - Housing Allocations, allocates 18 brownfield sites for housing capable of accommodating approximately 3,030 dwellings or 39% of the total housing allocations. However, as the availability of brownfield sites is insufficient to meet the assessed housing requirement for the Vale of Glamorgan, it has therefore has been necessary to accommodate housing growth through the expansion of existing settlements on green field land.

In selecting suitable sites for development, the Council has sought to clarify the agricultural quality of the allocated sites, and has worked closely with the Welsh Government's Natural Environment and Agriculture Department to ascertain the quality of land for allocated sites. From this work the Council has been able to determine that the majority of land allocated within the LDP is categorised as grade 3b or lower and has also sought to exclude areas of 3a grade land (Best and Most Versatile (BMV)) from development. Additional information on agricultural land quality on site allocations has also been provided to the Council on a number of sites through the formal planning application stage. Further detail on extent of the amount of BMV land proposed for development is considered in the Council's Agricultural Land Supplementary Background Paper (2015), and on the basis of this paper the Council considers that the LDP has minimised the development of BMV in accordance with national planning policy.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/43 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification as to why Policy MD 15 require applicants to consider alternative employment sites outside the plan.

Council's Response(s):

The sequential approach outlined in policy MD15 is consistent with the guidance contained within TAN 23 Economic Development which states that:

2.13 It is a central objective of the planning system to steer development to appropriate locations. Therefore, where a proposed development would cause unacceptable environmental or social harm, demand should be steered to an alternative location, unless the harm is outweighed by the additional benefit of development at the original site in question. "Such alternative locations will not necessarily be in the same local authority area".

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/44 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

representation seeks clarification on the wording of the policy and amend proposals map to identify key employment sites for protection.

Council's Response(s):

The proposal map identifies all policy MG9 strategic employment sites cross referenced within Policy MD16 . In respect clarification on the last paragraph within Policy MD16, this is provided at paragraph 7.78 :

“Where proposals involve the redevelopment of an existing local employment site for other uses, this must retain an equivalent amount of jobs on site; and in the case of a vacant or underused employment site, the council will require employment uses to be incorporated within the scheme”

This approach is consistent with the policy recommendations contained within the Council’s Employment Land and Premises Study (2013):

“On land within the Vale’s existing employment areas, outside of the main employment sites, a more flexible approach could be taken to help facilitate a broad range of economic development. In some cases, the size, location and characteristics of a site may mean that a more intensive mixed-use development could provide greater benefit to the local community, in terms of addressing local needs, than if the site was retained solely in employment use. However, Vale of Glamorgan Council should look to ensure that any proposal for mixed-use redevelopment (incorporating both employment and non-employment uses) must retain an equivalent amount of jobs on the site. Where a site is vacant or underused then consideration should be given to its potential for job creation rather than the existing number of jobs. The Council should also ensure that any such use (for example a noise sensitive use such as residential) does not prejudice the future operation of adjacent or adjoining employment uses" (paragraph 10.25)

On this basis the Council is of the opinion that the LDP addresses the matters raised within the representation and no further changes are required to improve the soundness of the plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/45 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation advises on site specific issues associated with MG2 (32) - Llandough Landings.

Council's Response(s):

The site is located within a C1 Flood Zone, and therefore is permissible in accordance with TAN 15 Development and Flood Risk, where it is justifiable. In this respect the site is a long standing UDP allocation, which has been affected by land ownership issues which have caused delay in the delivery of the site. The Council has been advised that these by the promoter of the site that these matters have been resolved. With regard to flooding issues, it is the Council's opinion that the site specific matters relating to flood risk assessment of the site would be carefully considered during the planning application stage to ensure any potential impacts are identified and appropriate mitigation and management measures included. National policy guidance provides a sufficient context in terms of details in Technical Advice Notes to provide a sound basis for such detailed work. Notwithstanding this, an initial flood assessment has been undertaken by the promoters of the site which identifies outline mitigation proposals, and further detail of the measure proposed would be provided once an application is formally submitted to the Council and available for scrutiny by NRW.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/46 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Include areas that are viable for renewable energy technology development on the proposals map.

Council's Response(s):

The Council's Renewable Energy Assessment considers the potential renewable energy production in the Vale of Glamorgan for a variety technology types. As well as considering the potential contribution to renewable energy production this sets out the typical constraints for these technologies in the Vale of Glamorgan. For example, interference with radar and aviation communication (associated with Cardiff Airport and MoD St Athan operations) is considered to be a significant constraint for large scale wind turbines and wind farms. The potential and appropriateness for identifying sites for renewable energy production has therefore been considered as part of this assessment process.

With regards to wind energy, the Vale of Glamorgan does not contain any of the Strategic Search Areas (SSAs) identified by TAN 8 (Renewable Energy). PPW, at paragraph 12.9.5, states "Policies for strategic renewable energy development in areas outside SSAs, if appropriate, should be included in development plans informed by local authority renewable energy assessments." Due to the constraints identified, the small scale and type of renewable energy potential identified in the Renewable Energy Assessment it is considered that it would not be appropriate to include such areas on the proposals map and that this is in accordance with PPW.

In relation to strategic sites, the viability of incorporating centralised low carbon and renewable energy schemes, such as district heating networks, and other renewable energy schemes has been considered as part of previous detailed planning applications. These include schemes for the remaining development phases at Barry Waterfront and as part of the St Athan Aerospace Business Park and previous Defence Training College proposals. Notwithstanding this, the provision for a centralised energy centre at the St Athan and Cardiff Airport Enterprise Zone has been identified within the Deposit LDP at paragraph 6.63. This could include use of a Combined Heat and Power (CHP) plant and provides the opportunity for future development proposals to contribute towards the sustainability of their scheme. The Welsh Government has commissioned consultants to prepare a development framework for the St Athan and Cardiff Airport Enterprise Zone and this will provide further details regarding future development proposals at the strategic site.

Policy MD 19, whilst setting out criteria for the consideration of proposed developments, also promotes low carbon and renewable energy generation developments. This includes favouring proposals which provide opportunities for renewable and low carbon energy and / or heat generation to be utilised within the local community. Energy conservation and renewable energy generation is also required to be considered under the Plan's other policies such as MD 1 (Location of New Development), MD 2 (Place Making) and MD 3 (Design of New Development) Therefore, the proposed change is not considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/47 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification of the background evidence of objective 2.

Council's Response(s):

Comments noted.

Amend Paragraph 4.6 with additional sentence:

The LDP will seek to ensure that new development makes a positive contribution towards reducing the impact of and mitigating against the adverse effects of climate change. New development will be located in sustainable locations that minimise the need to travel, incorporate sustainable design and building solutions. The Council's Renewable Energy Assessment (2013) identifies the potential within the Vale of Glamorgan to meet 20% of its energy needs through renewable energy resources by 2020. Accordingly, the LDP will also promote energy conservation and local renewable energy generation and avoid areas susceptible to flooding.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/48 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the use of “where possible” in the first line of Policy MD 10 (Promoting Biodiversity). Representation proposes the removal of “where possible” from Policy MD 10 to better reflect its aim.

Council's Response(s):

The use of the words ‘where possible’ introduces flexibility to the policy and provides developers with the opportunity to avoid contributing to the biodiversity interests within the Vale of Glamorgan. This would be contrary to existing guidance and legislation such as the Natural Environment and Rural Communities (NERC) Act 2006 which, under section 40, requires the public bodies to have regard to the conservation and enhancement of biodiversity in the exercise of their functions. In addition, the words ‘where possible’ are considered to be in conflict with the wording of paragraph 7.46 which states that ‘...all proposals will be required to ensure that biodiversity interest is maintained and enhanced to achieve overall net gain.’ Therefore, the following change is recommended to ensure the soundness of the Plan.

Amend first sentence of Policy MD10 Promoting Biodiversity to read:

“DEVELOPMENT PROPOSALS WILL BE REQUIRED, TO POSITIVELY CONTRIBUTE TO BIODIVERSITY INTERESTS WITHIN THE VALE OF GLAMORGAN BY:”

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - SP3 - Residential Requirement**Represorator ID and details:** ID-4679/1/5 **Candice Myers** **Planning Manager, Welsh Government****Alternative Site** N/A**Representation Type** Object**Summary of Representation:**

Representation questions whether there is a need to include additional housing in the Key and Service Centre Settlements in order to support the Key LDP objectives and seeks clarification as to how the role and function of settlements has been reflected in the distribution of housing allocations.

Council's Response(s):

Comments noted. The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

With regard to representations rising concerns over the differences in the distribution and level of housing proposed when compared to the previous withdrawn Deposit LDP in 2012 the Council considers that the replacement Deposit LDP provides for a more suitable range of deliverable sites which is supported by further work on infrastructure planning and assessments of the potential impact of development sites.

In relation to the site to the north of Weycock Cross which was previously identified for 500 dwellings in the withdrawn LDP (MG2 4), objections were made by NRW in respect of a formal planning application (2013/00351/OUT) on the grounds of the loss of an important species rich habitat. This resulted in Welsh Government serving a remediation notice under Regulation 26 of the Environment Impact Assessment (Agriculture) (Wales) Regulations 2007 against works undertaken on the land, which required the land to be restored through appropriate management for a 10 year period (to 2023). In light of these matters, the Council has sought to identify suitable sites elsewhere within the Vale, including additional brownfield sites



Deposit Plan Policy - SP3 - Residential Requirement

Representer ID and details: ID-4679/1/5 **Candice Myers** **Planning Manager, Welsh Government**

within Barry to accommodate the Council's identified housing requirement and sites such as Land West of Darren Farm, Cowbridge which deliver key infrastructure.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/6 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Object

Summary of Representation:

MD 6 needs to include further justification to why settlement boundaries have been removed from minor rural settlements. The policy gives criteria for future development but does not restrict numbers. Lack of settlement boundaries could lead to housing being developed in unsustainable locations.

Council's Response(s):

Whilst settlement boundaries are a widely accepted planning policy tool for managing development and enabling local authorities to distinguish between existing built up areas and countryside, there is no specific requirement within national planning policy for Local Planning Authorities to identify settlement boundaries when preparing development plans. Where references are made to settlement boundaries within Planning Policy Wales these are within the context of safeguarding the countryside and encouraging sustainable development by directing new development either within or in close proximity to exiting sustainable settlements.

Planning Policy Wales, paragraph 4.7.8 states, "development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

However, TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries".

Within this policy context the Council has considered the merits and appropriateness of maintaining settlement boundaries for those identified in the LDP Settlement Hierarchy. The Council acknowledge that maintaining settlement boundaries can provide a long standing approach to restricting inappropriate expansion of development into the countryside, and provide certainty to communities, landowners and developers as to where the Council wish to see future development occur. Within the larger settlements, maintaining settlement boundaries would ensure that the priority is given to the delivery of LDP housing allocations which could be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations.

One of the key disadvantages of settlement boundaries is that this creates a general presumption that development within boundaries is acceptable. In rural settlements this is particularly problematic as it places pressure on infill development which can impact on the rural character these settlements, many of which in the Vale of Glamorgan contain rural conservation areas. Additionally, this presumption in favour of development increases land values within boundaries compared to that outside of the settlement boundaries, but also creates "hope values" on land adjoining settlement boundaries (i.e. that the land could be included sometime in the future plan review or as a potential "rounding off" development site). The latter reduces the opportunities for "rural exceptions" affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted. This is considered likely to be a key reason for a limited number of rural exception sites for affordable housing being proposed and delivered over the life of the previous Unitary Development Plan.

Furthermore, whilst providing more certainty on locations likely to be acceptable for most forms of development, especially housing, settlement boundaries should not be considered as a

Deposit Plan Policy - SP3 - Residential Requirement**Representor ID and details: ID-4679/1/6 Candice Myers Planning Manager, Welsh Government**

strait jacket to all forms of development. Policies in Planning Policy Wales and those in the Adopted UDP and Deposit LDP allow in principle, some forms of development on the edge of a minor villages which are outside but adjacent to the residential settlement boundary (such as proposals for affordable housing, community facilities and rural employment). Likewise it is not always the case that sites/proposals on land within a settlement boundary are suitable for development, which highlights the case that proposals for new development are simply not determined on whether a site falls with or outside a boundary line drawn on map. In this respect, such proposals are considered within the wider context of the site itself alongside other factors such as character of the surrounding area, adjoining uses, and the provision of adequate amenity space, and safe and suitable access.

In light of these factors, the LDP has proposed settlement boundaries around the Key, Service Centre and Primary settlements which are the focus of the majority of future development opportunities. For the Minor Rural Settlements, alongside a number of housing allocations, the LDP proposes criteria based approach for the assessment of future development proposals (Policy MD6 – Development within Minor Rural Settlements). The aim being to ease development pressures within Minor Rural Settlements by allowing “windfall” developments to come forward where considered appropriate on a case by case basis, whilst safeguarding the countryside from inappropriate development. This is particularly the case for those settlements within the hierarchy where housing allocations have been identified.

Notwithstanding this, Policy MD 6 maintains the ability for the Council to restrict inappropriate expansion of development in the countryside, proposals which would have a detrimental impact on the existing settlement or on the wider area. This approach is set out within Policy MD 6, Criteria 1 to 5, and is reinforced at paragraph 7.30 which states that:

“New development should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important, and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which present an incongruous or large scale extension will not be permitted”.

The criteria contained within Policy MD6 has been developed to reflect the material considerations that the Council would need to consider if settlement boundaries were maintained, for example relating to its impact on the countryside and character of the settlement. This enables development proposals within Minor Rural Settlements to be considered on their own merits rather than considering whether a potential development site lies within or outside a settlement boundary. Indeed, it should be noted that UDP Policies HOUS2 and HOUS8 allow for appropriate small scale development adjacent to settlement boundaries when assessed against criteria based policy. It is considered that the criteria proposed within Policy MD6 are sufficiently detailed to manage development proposals within Minor Rural Settlements and have been significantly enhanced from those previously used.

Therefore, it is considered that the criteria based policy under policy MD6 maintains the ability to appropriately manage new development proposals without imposing the restrictive approach of using settlement boundaries to control future development. This allows for appropriate small scale development within Minor Rural Settlements to be considered on individual merit rather than restricting new development opportunities to a limited number of small-infill and rounding-off plots within and adjoining the defined settlement boundary. This will allow the character of existing settlements to be safeguarded and assist in meeting local housing needs in rural villages, thereby supporting their longer term viability. Therefore, the proposed change is not considered to be required to ensure the soundness of the LDP.

It is noted that similar approaches to management of rural settlement developments and the removal of settlement boundaries has been proposed within Local Plans in England, notably the Cornwall Local Plan (2010-2030) and the Wiltshire LDF Core Strategy (2011).

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4679/1/7 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation seeks clarification of how the LHMA has influenced the number and location of sites in the Plan as the LHMA has not changed since the 2012 Deposit version.

Council's Response(s):

Comments noted. The LHMA at the time of the Deposit LDP identified a need for some 915 affordable homes per annum over a five year period and the allocations identified within the Deposit LDP are considered appropriate in addressing the identified housing needs of the Vale of Glamorgan. An updated LHMA is currently being prepared and is due to be published later in 2015. The Council will need to consider the updated evidence and issue a statement to inform the Examination of the Plan in this respect once the study is finalised.

Notwithstanding this, the Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

With regard to representations rising concerns over the differences in the distribution and level of housing proposed when compared to the previous withdrawn Deposit LDP in 2012 the Council considers that the replacement Deposit LDP provides for a more suitable range of deliverable sites which is supported by further work on infrastructure planning and assessments of the potential impact of development sites.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4679/1/8 Candice Myers Planning Manager, Welsh Government

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises concerns regarding the lack of detailed costing to deliver infrastructure, particularly sewage, including costing for sites proposed for development.

Council's Response(s):

The comments of the Welsh Government in respect of sewerage/drainage infrastructure are noted. However, the Council would advise that it has undertaken consultation with Dwr Cymru Welsh Water (DCWW) regarding the capability of its assets to accommodate the developments detailed within the Deposit LDP. Dwr Cymru Welsh Water has provided detailed information in respect of current and future capacity issues and infrastructure requirements associated with each site and how these issues may be resolved. Accordingly, on the basis of the information provided by DCWW, the Council is of the view that the site allocations are deliverable and that the issues identified by the representor can be reconciled. On the basis of the background evidence, the Council are of the view that the levels of growth proposed and the delivery of the LDP is not dependent on the provision of major infrastructure project. Although the phasing of development may be required in specific settlements to ensure that local infrastructure is in place. Similarly, the Council's site assessment process did not reveal any absolute constraints of development in terms of infrastructure provision or landownership issues to site delivery within the Plan Period.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP3 - Residential Requirement**Represor ID and details:** ID-4679/1/9 **Candice Myers** **Planning Manager, Welsh Government****Alternative Site** N/A**Representation Type** Object**Summary of Representation:**

Representation objects to policy MG 1 due to the phasing of allocations and prioritising brownfield allocations. The Council has struggled to achieve 5 year housing supply in the past and controlling the phasing is counter-productive in maintaining housing supply. In conflict with PPW para. 2.5.1 as phasing should be flexible. Amend by favouring sites where there is a high demand for private and affordable housing.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4682/1/1 Mrs Robert Phillips

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4682/1/2 Mrs Robert Phillips

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4689/1/1 Mr E.Saunders

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4689/1/2 Mr E.Saunders

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4691/1/1 Mrs M.Saunders

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4691/1/2 Mrs M.Saunders

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4692/1/1 V & M Hartrey

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4692/1/2 V & M Hartrey

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4692/1/3 V & M Hartrey

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4692/1/4 V & M Hartrey

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4692/1/5 V & M Hartrey

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

MG 16 should take into account a Dinas Powys Relief Road proposal. This is due to the high levels of congestion through Dinas Powys which is having a knock on effect to the quality of life of residents and pollution in the area.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

Notwithstanding the above, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (27) - Land off Caerleon Road, Dinas Powys

Represor ID and details: ID-4694/2/1 Mr Paul Dymond

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4696/1/1 **Mr & Mrs L.A.Dungey**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4696/1/2 Mr & Mrs L.A.Dungey

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4698/1/1 L M Gee

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4698/1/2 L M Gee

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4699/1/1 Ceire McCloskey

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-4699/1/2 Ceire McCloskey

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG25 (10) - Land to the east of St Nicholas

Represor ID and details: ID-4701/1/1 **Conor McCloskey**

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG25 (10) - Land to the east of St Nicholas

Represor ID and details: ID-4701/1/2 Conor McCloskey

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4704/1/1 Lynne Davies

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4706/1/1 Bryan J Davies

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-4720/1/1 Wynford Bellin

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-4738/1/1 John Sherwood

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-4738/1/2 John Sherwood

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - SP7 - Transportation**Representor ID and details:** ID-4740/1/1 **Peter Randall & Cllr Margaret Randall****Alternative Site** ASN019 - Dinas Powys - Dinas Powys Bypass Road**Representation Type** Object**Summary of Representation:**

SP 7 needs to demonstrate how transport can mitigate the effect developments will have on highway infrastructure due to increased traffic. Provision of a Dinas Powys By-pass and major junction improvements at Merrie Harrier and Barons Court need to be reflected in policy. The A4055 running through Dinas Powys has been identified as a key problem area due to the scale of current traffic and congestion; investment in alternative modes of transport will not effectively lessen car use on the road but major infrastructure change will distribute traffic appropriately.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure.

When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:



Deposit Plan Policy - SP7 - Transportation

Represorator ID and details: ID-4740/1/1 Peter Randall & Cllr Margaret Randall

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4752/1/1 Chris Franks

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement is based on out of date projections. Amend by reassessing housing requirement based on the WAG 2011 housing projections.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4752/2/1 Chris Franks

Alternative Site ASN018 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Community Use

Representation Type Object

Summary of Representation:

Representation wishes to see site MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys redevelopment for community facilities, including allotments and a nature reserve. (alternative site ASN018).

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4752/3/1 Chris Franks

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 2 (27) allocation due to its remoteness from public transport. Amend by removing allocation and reference to it in appendix 5.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (25) - Headlands School, St. Augustine's Road

Representor ID and details: ID-4753/1/1 Jerry Cross

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation wishes to see a reduction in the number of dwellings proposed for site MG2 (25) - Headlands School, St. Augustine's Road.

Council's Response(s):

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to reduce the number of dwellings proposed within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (25) - Headlands School, St. Augustine's Road

Represor ID and details: ID-4757/1/1 Claudia Haynes

Alternative Site ASD50 - MG 2 (25), MG 25 (6) - Mixed - Headlands School, St. Augustine's Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4760/1/1 Mrs J Webber

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4760/1/2 Mrs J Webber

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (25) - Headlands School, St. Augustine's Road

Represor ID and details: ID-4762/1/1 Miss V.Booker

Alternative Site ASD50 - MG 2 (25), MG 25 (6) - Mixed - Headlands School, St. Augustine's Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4770/1/1 Mr & Mrs Mooney

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4770/1/2 Mr & Mrs Mooney

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4771/1/1 Terrence & Shirley Dunsworth

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4775/1/1 Peter Sain ley Berry

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (19) - Land adjoining St. Athan Road, Cowbridge, raising concerns regarding the impact that the proposed development would have locally.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4775/1/2 Peter Sain ley Berry

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to , MG 2 (20) - Land North and West of Darren Close, Cowbridge raising concerns regarding the impact that the proposed development would have locally.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4775/1/3 Peter Sain ley Berry

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site - ASN007 - Land at Llandow - New Settlement.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-4775/2/1 Peter Sain ley Berry

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to additional housing in and around Cowbridge and the use of outdated population projections.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4779/1/1 Carolyn Mirza-Davies

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4779/1/2 Carolyn Mirza-Davies

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4779/1/3 Carolyn Mirza-Davies

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4779/1/4 Carolyn Mirza-Davies

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4780/1/1 Mrs Janet Brown MEd.

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-4789/1/1 Mr Pycroft

Alternative Site ASN049 - Land East of Cardiff Road, Dinas Powys - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN049 - Land East of Cardiff Road, Dinas Powys for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/1/1 Ewenny Priory Estate

Alternative Site ASA35 - The Stables, Corntown Road, Corntown - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to green wedge designation MG14 (4) South of Bridgend to exclude alternative site being promoted for residential development.

Council's Response(s):

The green wedge designation MG18 (4) South of Bridgend has been defined in response to the large scale industrial expansion on the southern edges of Bridgend. The designation utilises permanent and robust boundaries and compliments a similar designation made by Bridgend County Borough Council in the Local Development Plan. It is considered that the designation conforms with national policy set out in PPW which states that "In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries." (PPW para. 4.8.12 Planning for Sustainability).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/10/1 Ewenny Priory Estate

Alternative Site ASA60 - Land off Abbey Road, Ewenny - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to green wedge designation MG18 (4) - South of Bridgend, to facilitate the inclusion of an alternative site ASN052 - Land off Ewenny Road, Ewenny for residential development.

Council's Response(s):

The green wedge designation MG18 (4) South of Bridgend has been defined in response to the large scale industrial expansion on the southern edges of Bridgend. The designation utilises permanent and robust boundaries and compliments a similar designation made by Bridgend County Borough Council in the Local Development Plan. It is considered that the designation conforms with national policy set out in PPW which states that "In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries." (PPW para. 4.8.12 Planning for Sustainability).

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/11/1 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (4) - South of Bridgend

Representor ID and details: ID-4793/2/1 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/2/2 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object**Summary of Representation:**

Objects to SP 3 as overall housing numbers are insufficient also need to provide a contingency for flexibility. MG 1 needs to remove phasing requirement as it's too restrictive to development. Reduce reliance on windfall site to decrease uncertainty of achieving development goals. (MG 2) Allocate proposed alternative site ID: 4793/DP7. Amend by increasing housing supply.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/2/3 Ewenny Priory Estate

Alternative Site ASN050 - Land off Wick Road, Corntown - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN050 - Land off Wick Road, Corntown for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG18 (4) - South of Bridgend

Representor ID and details: ID-4793/3/1 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/3/2 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object**Summary of Representation:**

Objects to SP 3 as overall housing numbers are insufficient also need to provide a contingency for flexibility. MG 1 needs to remove phasing requirement as it's too restrictive to development. Reduce reliance on windfall site to decrease uncertainty of achieving development goals. (MG 2) Allocate proposed alternative site ID: 4793/DP7. Amend by increasing housing supply.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (4) - South of Bridgend

Representor ID and details: ID-4793/3/3 Ewenny Priory Estate

Alternative Site ASN053 - Northern Field Parcel, Wick Road, Corntown - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN053 - Northern Field Parcel, Wick Road, Corntown for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/4/1 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/4/2 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object**Summary of Representation:**

Objects to SP 3 as overall housing numbers are insufficient also need to provide a contingency for flexibility. MG 1 needs to remove phasing requirement as it's too restrictive to development. Reduce reliance on windfall site to decrease uncertainty of achieving development goals. (MG 2) Allocate proposed alternative site ID: 4793/DP7. Amend by increasing housing supply.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/4/3 Ewenny Priory Estate

Alternative Site ASN051 - Western Field Parcel, Land off Wick Road, Corntown - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN051 - Western Field Parcel, Land off Wick Road, Corntown for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/5/1 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 as overall housing numbers are insufficient also need to provide a contingency for flexibility. MG 1 needs to remove phasing requirement as it's too restrictive to development. Reduce reliance on windfall site to decrease uncertainty of achieving development goals. (MG 2) Allocate proposed alternative site ID: 4793/DP7. Amend by increasing housing supply.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (4) - South of Bridgend

Representor ID and details: ID-4793/6/1 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/7/1 Ewenny Priory Estate

Alternative Site ASN052 - Land off Ewenny Road, Ewenny - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN052 - Land off Ewenny Road, Ewenny for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/8/1 Ewenny Priory Estate

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 as overall housing numbers are insufficient also need to provide a contingency for flexibility. MG 1 needs to remove phasing requirement as it's too restrictive to development. Reduce reliance on windfall site to decrease uncertainty of achieving development goals. (MG 2) Allocate proposed alternative site ID: 4793/DP7. Amend by increasing housing supply.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (4) - South of Bridgend

Represor ID and details: ID-4793/9/1 Ewenny Priory Estate

Alternative Site ASN052 - Land off Ewenny Road, Ewenny - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN052 - Land off Ewenny Road, Ewenny for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Representor ID and details: ID-4798/1/1 Mr Michael Garland

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the proposed park and ride scheme and Cosmeston (MG16 -12)

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represantor ID and details: ID-4798/1/1 Mr Michael Garland

It is noted that the St Cyres development site impinges on the previously safeguarded bypass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

With regard to the park and ride facility at Cosmeston Lakes Country Park, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the country park site is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. In addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-4798/2/1 **Mr Michael Garland**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-4798/2/2 **Mr Michael Garland**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-4798/3/1 Mr Michael Garland

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-4798/4/1 Mr Michael Garland

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-4798/4/2 Mr Michael Garland

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4799/1/1 Catrin & Paul Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representer ID and details: ID-4817/1/1 Vivienne Bellamy

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4822/1/1 **Mr & Mrs John Sherratt**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4824/1/1 Dr David J Staziker FCA, CF

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4824/1/2 Dr David J Staziker FCA, CF

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4825/1/1 **Mr & Mrs S M Hockley**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4825/2/1 Mr & Mrs S M Hockley

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4840/1/1 Axol Ltd

Alternative Site ASN054 - Land to the rear of Heol-y-Felin, Llantwit Major - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN054 - Land to the rear of Heol-y-Felin, Llantwit Major for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-4840/2/1 Axol Ltd

Alternative Site ASA36 - Land to the rear of Heol-y-Felin, Llantwit Major - Glamorgan Heritage Coast - reduce designation to exclude site

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Policy MG24 Glamorgan Heritage Coast, to remove part of the designation which relates to an alternative site ASN054 - Land to the rear of Heol-y-Felin, Llantwit Major.

Council's Response(s):

The designation of the Glamorgan Heritage Coast recognises its national importance as an area of attractive and unspoilt coastline. The boundaries of the GHC have been defined to accord with robust and defensible boundaries and while minor amendments have been made to the boundary in the LDP these amendments have been made to reconcile minor anomalies which have developed over the years since the original GHC designation boundary was defined. The amendment of the identified boundary to accommodate a new residential site as proposed is therefore unwarranted and would adversely impact upon the character of the GHC.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-4840/3/1 Axol Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 as overall housing numbers are too low. Need to increase to ensure needs of the authority are met. MG 1 needs an increase in the contingency provision, the reduction of windfall sites and the removal of the phasing requirement. MG 2 should allocate site ID 4840/DP1 for residential development as previous plan assessed site to be suitable for development. Site ID 4840/DP1 should be removed from the heritage coast designation due to the screening of the site which visually separates it from the heritage coast.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4840/4/1 Axol Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4870/1/1 Paul Denzil Morgan

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-4873/1/1 Mrs Sonya Jenkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend SA scoring for MG2 (45) - Land off Sandy Lane, Ystradowen in relation to Sustainability Objective 5.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Additionally the representation seeks the deletion of a site within the Deposit LDP. Since the consultation on the Deposit LDP, a planning application on part of the site has been considered by the Council and permission subsequently granted. As the part of the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-4873/2/1 Mrs Sonya Jenkins

Alternative Site ASA37 - Land off Badger's Brook Rise, Ystradowen - Allocate Residential Site Separately

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

Comments noted. The representation supports the amendment of a site allocation proposed in the Deposit LDP and the Council's composite site response addresses the issues raised to the LDP site allocation. Having considered the site constraints, policy context, the proposed LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated in order to deliver the identified housing needs. The southern part of site MG2 (45) is now subject to full planning permission however, the proposed change is not considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Representor ID and details: ID-4873/2/2 Mrs Sonya Jenkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the proposed site phasing for site MG2 (45) - Land off Sandy Lane, Ystradowen set out in Appendix 4.

Council's Response(s):

The matter of open space provision has been considered as part of the approved planning application on the southern part of the site and this will need to be considered as part of development proposals for the remainder of the site. The proposed change is not considered to be required to ensure the soundness of the Plan. The phasing of development shall be monitored through the formal JHLAS process and therefore it is not considered necessary to amend Appendix 4 as suggested.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-4873/2/3 Mrs Sonya Jenkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Appendix 5 in respect of the requirement to upgrade Sandy Lane as part of any future development of allocation MG2 (45) - Land off Sandy Lane, Ystradowen.

Council's Response(s):

Comments are noted, whilst part of allocation MG2 (45) is subject to full planning permission, the Council is of the view that further development to the western part of the allocation shall require improvement to the existing Sandy Lane. Therefore whilst factual changes are proposed in relation to Appendix 5 MG2 (45), the suggested change is considered inappropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4879/1/1 Gareth Johns

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound.

Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-4884/1/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 on the basis of housing figures which are based on out of date population growth data. The allocation of large developments on greenfield sites goes against LDP directives (i.e. MG 18 Green Wedges) and WSP para. 19.15 (Building Sustainable Communities p.101) and para 19.37 (Valuing our Environment p.106).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-4884/2/1 Mrs Merry Metcalf

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-4884/2/2 Mrs Merry Metcalf

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-4884/3/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

There is inadequate provision in the Local Development Plan to manage drainage, flooding, water supply and sewerage to deal with the amount of new development proposed, particularly in the Dinas Powys area.

Council's Response(s):

Policy MD4 provides that the Council will seek to secure new and improved community infrastructure, including service and utilities infrastructure, through planning obligations and/or the Community Infrastructure Levy. These matters have been considered when allocating appropriate sites for development and will be considered further when planning applications are submitted to ensure that appropriate infrastructure is provided and the impacts of new development of utilities are fully mitigated.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-4884/4/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation wished to see the inclusion of specific and concrete proposals for providing suitable educational facilities, including how this would be funded.

Council's Response(s):

The requirement for additional education provision in relation to strategic housing developments has been undertaken as part of the LDP preparations. The requirement for additional educational facilities identified in Policy MG6 reflect the work undertaken, and further requirements elsewhere are provided within the Educational Facilities Background Paper referenced in the LDP at paragraph 6.46. Further details on infrastructure provision is also summarised in the Council's draft Infrastructure Plan. The Council therefore considers it unnecessary to amend the policy MG6 as suggested by the representor.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-4884/5/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 7 should be amended to include more substantial proposals for community facilities in more minor and rural settings to better promote the vitality and viability of community life.

Council's Response(s):

The council shall seek to secure contributions towards new or enhanced community facilities in association with future development proposals where it is shown that the proposal would place increased demand on community facilities. Policies MD1, MD2, MD5 and MD6 all make the provision for the protection and enhancement of community facilities, and in this regard the Council are of the opinion that the LDP provided adequate protection for improving existing community facilities. Additionally the Council has undertaken an assessment of additional community facilities required as a result of the proposed development within the Vale of Glamorgan and this will form the basis of developer contributions associated with any future development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-4884/6/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 8 (Provision of Health Facilities) as policy does not provide a plan for suitable infrastructure in advance which is not in alignment with WSP para. 13.2 (Achieving Sustainable Accessibility). Additional medical services should be a prerequisite due to expected population increase. Amend MG 8 to outline suitable infrastructure for proposed development of facilities and add a requirement for an increase in health facilities.

Council's Response(s):

Policies MG7 and MG8 provide for new community and health facilities subject to compliance with other policies within the Deposit LDP. The identification of specific sites and types of facilities is not a function of the Council but is a commercial and management assessment and judgement by local health boards and/or service providers. Therefore identification of specific details within the Deposit LDP is not considered to be appropriate or necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-4884/7/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 16 needs to take into account the effect the housing allocation in the eastern Vale is going to have on an already overstretched road network. Therefore MG 16 should include concrete and deliverable proposals to alleviate the strained infrastructure such as improvement in public transport in particular Buses need to be increased and routes improved by working with bus companies rather than allocating bus lanes.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments. Therefore while the comments of the repesor are noted, the Council considers that Deposit LDP contains a range of transport schemes and infrastructure proposals (MG16 refers) and identifies a significant number of locations (paragraph 6.114 refers) where further improvements will be made or are required.

It should be noted that many of the highway issues within the Vale of Glamorgan are historic and result from historic road layouts and/or are a result of the surroundings through which they pass. Such issues can never be fully addressed by new infrastructure and can only be eased by appropriate measures and/or changes in public attitude to travel. In this regard the Council has sought to develop a package of measures ranging from highway improvements to new sustainable transport initiatives which seek to ameliorate adverse impact on existing highways.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-4884/8/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MG18 Green Wedges stating that development will not be allowed under any circumstances on Green Wedge land, and that such land already designated as Green Wedge at the start of the Plan period and for a period of two years before that point shall retain that protection for the duration of the Plan.

Council's Response(s):

Policy MG18 Green Wedges is clear in its intention to protect land identified under the policy as green wedge from, unwarranted and inappropriate development. While the policy allows for limited development associated with existing uses, the council considers that this is appropriate and the supporting text clearly states that such development would be limited to minor structures which are strictly ancillary to existing uses. Further reinforcement of the policy as suggested by the representor is therefore considered unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represantor ID and details: ID-4884/9/1 Mrs Merry Metcalf

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Objection to the insufficient length of the consultation period.

Council's Response(s):

Section 16 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, refers to a statutory 6 week period for submission of representations.

The Deposit Plan along with all the background documentation was made available to view on the Council's website from October 3rd 2013 and pre consultation events allowing members of the public to ask questions on the deposit plan and view all the documentation were held between the 7th and the 22nd October 2013. Given that the Deposit LDP consultation commenced on November 8th 2013, this gave people roughly 5 weeks to familiarise themselves with the Deposit LDP documentation and then a further 6 weeks to submit their representations for the Deposit LDP Consultation which finished on the 20th December 2013.

It is therefore considered that the council has complied with the LDP regulations and that 6 weeks along with the additional 5 weeks provided for the 'pre- consultation period' is an adequate period of time to read and understand the Deposit LDP documentation and submit representations. In accordance with Section 17 of the Town and Country Planning (Local Development Plan) (Wales) 2005, the council is required to prepare and publish the 'Consultation Report' before the Deposit LDP is submitted to the Welsh Assembly Government to reflect the bodies engaged or consulted, the main issues raised and the steps taken to publicise the plan preparation for the Deposit LDP consultation (November 8th – December 20th 2013) and the Alternative Sites consultation (March 20th – May 1st 2014)

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-4891/1/1 C J Sollars

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-4898/1/1 Rachael Mills

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represorator ID and details: ID-4898/1/2 Rachael Mills

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the housing allocations for Barry (MG2).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-4898/1/3 Rachael Mills

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-4899/1/1 Mr and Mrs Sater

Alternative Site ASN056 - Land to the north of Lettons Way, Dinas Powys - Residential

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of ASN056 - Land to the north of Lettons Way, Dinas Powy alternative sitewithin the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-4899/2/1 Mr and Mrs Sater

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to overall housing numbers being too low. Amend by increasing overall housing numbers including, an increase in the contingency provision. The phasing requirement should also be removed due to its restrictive nature on achieving realistic housing supply. MG 2 should allocate site ID: 4899/DP1 for development.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4899/3/1 Mr and Mrs Sater

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers within the plan are too low which is inconsistent with the drive to re-stimulate the housing market. There should also be a larger contingency allowance to allow for more flexibility in the plan to achieve a 5 year land supply. Amend by increasing overall housing numbers and allowing for a larger contingency allowance.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-4900/1/1 Stuart Mills

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represorator ID and details: ID-4900/1/2 Stuart Mills

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-4903/1/1 **Debbie Williams**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4904/1/1 Mr & Mrs Kerslake

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - Managing Development

Representer ID and details: ID-4908/1/1 Darren John Bellamy

Alternative Site ASN055 - Land between Five Mile Lane / M4 Junction 34 east to Cardiff Boundary - Green Belt

Representation Type Object

Summary of Representation:

Objects due to no policy concerning Green Belts within the LDP. Align policy with PPW 4.8 (Planning for Sustainability). Add new policy concerning Green Belts with mention of green belt separating Barry and Wenvoe.

Council's Response(s):

The designation of a Green Belt within the eastern Vale of Glamorgan has been considered in the Council's Green Wedges Background Paper (September 2013) and discounted on the basis that such a designation would be premature in the absence of and until a sub-regional study into the implications of a Green Belt had been undertaken in the region given the implications that it could have upon both the growth dynamics of the region and regional sustainability. In the absence of a Green Belt designation, the Council is confident that the suite of policies contained within the LDP and supported by national planning guidance are adequate to manage the threat of unwarranted urban expansion and protect the countryside of the Vale of Glamorgan. In this respect, the Council considers that the use of green wedges is sufficient enough to protect from the coalescence of settlements while still meeting the development needs set out in the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Representor ID and details: ID-4908/2/1 Darren John Bellamy

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to the LDP in that it does not give priority to protect the Best and Viable Agricultural Land.

Council's Response(s):

In selecting sites for development, the Council has sought to clarify the agricultural quality of the sites allocated within the LDP, and has worked closely with the Welsh Governments Natural Environment and Agriculture Department to ascertain the quality of land for allocated sites. From this work the Council has minimised the loss of BMVA land. Additionally, Appendix 5 of the LDP identifies those sites where agricultural land has been verified by the Welsh Government, but where a further detailed agricultural land assessment is required to verify the grading of the land. The Council is therefore of the opinion that in identifying the housing allocations, it has sought to ensure that priority is given to brownfield developments, and where greenfield sites have been required these have been limited to those of lower quality, that is grade 3b and below consistent with the National Planning Policy Wales. Accordingly the Council are of the view that it is unnecessary to include a policy within the LDP for the protection of BMVA, as this would reiterate national planning policy.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Represorator ID and details: ID-4908/3/1 Darren John Bellamy

Alternative Site ASD33 - MG 2 (35) - Land west of Port Road, Wenvoe - Delete Site

Representation Type Object

Summary of Representation:

Objection to Sustainability Appraisal of MG 2 (35) - Land west of Port Road, Wenvoe.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Managing Development

Represor ID and details: ID-4908/4/1 Darren John Bellamy

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to the LDP Settlement Hierarchy.

Council's Response(s):

Section 3 of the LDP Sustainable Settlement Appraisal Background Paper sets out the Council's rationale for the categorisation of settlements and assessment methodology. This states that -

"A total of 87 individual settlements were identified within the Vale of Glamorgan. In order to undertake an objective assessment of rural settlements loosely drawn boundaries within reasonable walking distances were used for surveying settlements. Appendix 2 shows a location and boundaries map of each settlement examined in this study. In some cases distinct urban districts were identified for surveying purposes. In considering individual settlements these distinct areas, often known locally under other names, were considered to form a wider functional part of the settlement. This is because many of these areas share the same services and facilities making them closely related in terms of function as well as their location. As a result, these areas were rationalised and assessed as part of the wider settlement.

With regard to the identification of Culverhouse Cross as rural minor settlement, paragraph 6.8 states that

"Culverhouse Cross is the highest scoring settlement within this category and has a high population, estimated at 281. Although not rural in nature it scores similarly to other settlements within this category due to the range of services and facilities which can be accessed locally including retail, leisure and employment uses. The settlement also benefits from frequent bus services and strategic road links to Barry and Cardiff. The assessed area does not have a historic village core but is comprised of a significant amount of suburban residential development along Brooklands Terrace."

Officer Recommendation:

No Change Required

Deposit Plan Policy - Managing Development

Represor ID and details: ID-4908/5/1 Darren John Bellamy

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects as no policy prioritising agricultural land. Add new Policy prioritising best and most valuable agricultural land according to PPW 4.10.1 (Planning for Sustainability). The draft LDP does not recognise the need for development being proposed on lowest grade land before using greenfield sites of a higher grade concerning agricultural use.

Council's Response(s):

Through the candidate sites submissions stage, the Council received some 420 sites for consideration, the majority of which were located in rural locations and on Greenfield land, which is to be expected given the rural character of much of the Vale of Glamorgan, and also adjoining the existing larger urban settlements. In this regard, the Council discounted a new settlement at Llandow on the grounds that it would be contrary to the overarching LDP strategy. Further details on this are set out in the Council's Revised Options Appraisal Background Paper.

Furthermore, in considering the proposed development of land at Llandow Airfield, the Council commissioned a review of the agricultural land quality of the undeveloped areas of which the proposed new settlement would occupy this revealed that a significant area of the land 51ha falls within grade 3a agricultural land classification (best and most versatile classification), and a further 36 ha of 3b agricultural land. In this regard PPW states that:

"In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

Consequently, identifying land to meet the identified housing requirement, priority has been given to the development of suitable and developable sites within existing settlements, with priority being given to developable brownfield sites. In this regard the policy MG2 – Housing Allocations, allocates 18 brownfield sites for housing capable of accommodating 3,030 dwellings, 39% of the total housing allocations. However, as the availability of brownfield sites is insufficient to meet the assessed housing requirement for the Vale of Glamorgan, it has therefore been necessary to accommodate housing growth through the expansion of existing settlements on to Greenfield land.

Notwithstanding this, when selecting suitable sites for development, the Council has sought to clarify the agricultural quality of the allocated sites, and has worked closely with the Welsh Governments Natural Environment and Agriculture Department to ascertain the quality of land for allocated sites. From this work the Council has been able to determine that the majority of land allocated within the LDP is classified as being of grade 3b or lower and has also sought to exclude areas of 3a grade land (Best and Most Versatile (BMV)), from development such as that site associated with site MG2 46, reducing the area of the candidate site submission. Additionally, in limiting the loss of BMV land, Appendix 5 of the LDP identifies those sites where agricultural land has been verified by the Welsh Government, but where a further detailed agricultural land assessment is required to verify the grading of the land.

Consequently, the Council is of the opinion that in identifying the housing allocations listed in LDP Policy MG2, it has sought to ensure that priority is given to brownfield developments, and where greenfield sites have been required these have been limited to those of lower quality, that is grade 3b and below consistent with the National Planning Policy Wales.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Representer ID and details: ID-4910/1/1 Mr & Mrs Richfield

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-4910/1/2 Mr & Mrs Richfield

Alternative Site ASD22 - MG 2 (3) - Land at Church Farm, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (3) - Land at Church Farm, St Athan.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-4913/1/1 Persimmon and Barratt Homes

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 on the grounds 5% flexibility is too low. Flexibility should be increased to 10% and the reserve site requirement removed. Over reliance of windfall sites should be reduced to 10% or less. MG 1 should focus more on identified sites to effectively achieve housing supply figures

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4919/1/1 J Perry

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation objects addiitonal housing under MG2(43) as concerned about the traffic implications and the use of agricultural land for housing.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4920/1/1 Mr Nick & Mrs Hazel Doherty

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4925/1/1 Mrs Wendy Hopkins

Alternative Site ASN057 - Land at Dyffryn Lane, St. Nicholas - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN057 - Land at Dyffryn Lane, St. Nicholas for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4925/1/2 Mrs Wendy Hopkins

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4925/2/1 Mrs Wendy Hopkins

Alternative Site ASN057 - Land at Dyffryn Lane, St. Nicholas - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN057 - Land at Dyffryn Lane, St. Nicholas, for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-4929/1/1 Mr & Mrs Duance

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4930/1/1 Roger Jones

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-4933/1/1 **Andrew & Jonathan Raymond**

Alternative Site ASN058 - Land at and adjoining Waterton Lodge, Colwinston - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN058 - Land at and adjoining Waterton Lodge, Colwinston for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-4933/1/2 Andrew & Jonathan Raymond

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-4943/1/1 Taylor Wimpey Strategic Land

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Objections raised to the distribution of housing, and that there is a deficiency in the level of housing identified with the LDP, arguing for the inclusion of land south of Weycock Cross to address these objections.

Council's Response(s):

The Populations and Housing Projections background paper has been updated in light of the publication of the 2011-based Population and Household projections and in response to issues raised in representations on the Deposit LDP. Updated analysis and the Council's consideration of the population projections are provided in the background paper which sets out comparisons with previous official projections, the limitations and other issues that need to be considered in using trend based forecasting. Further detail on this matter is set out in the Council's Housing Provision Background Paper (2015).

The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.



Deposit Plan Policy - LDP Strategy

Represantor ID and details: ID-4943/1/1 Taylor Wimpey Strategic Land

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-4943/1/10 Taylor Wimpey Strategic Land

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD10.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required

Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-4943/1/2 Taylor Wimpey Strategic Land

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Objects to MG 1 as the flexibility allowance should be increased to 10% to make provision for 10950 dwellings. Remove phasing from SP 3 and subsequent policies due to the lack of flexibility it should offer as outlined in PPW para. 2.5.2 (Development Plans). MG 2 should allocate site 4943/DP 1 for development (Alternative Site ASN059 - Land South West of Weycock Cross).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-4943/1/3 **Taylor Wimpey Strategic Land**

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN059 - Land South West of Weycock Cross for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-4943/1/4 Taylor Wimpey Strategic Land

Alternative Site ASA38 - Land South West of Weycock Cross - Residential Settlement Boundary - extend designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the residential settlement boundary for Barry to include alternative site ASA38 - Land South West of Weycock Cross for inclusion in the deposit LDP for residential development.

Council's Response(s):

The representation has been made in relation to the inclusion of land within the residential settlement boundary. In this regard the Council are of the view that the LDP identifies sufficient and appropriate housing land and there is no requirement to this site within the settlement boundary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-4943/1/5 Taylor Wimpey Strategic Land

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD1.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-4943/1/6 Taylor Wimpey Strategic Land

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-4943/1/7 Taylor Wimpey Strategic Land

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD3.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-4943/1/8 Taylor Wimpey Strategic Land

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD4.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-4943/1/9 Taylor Wimpey Strategic Land

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD8.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4944/1/1 Gareth Price

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4945/1/1 Bethan Wilcox

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4945/1/2 Bethan Wilcox

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-4946/1/1 Sean Good

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to SP 3 on the grounds the residential requirement number were based on the WAG 2008 housing projections. Amend residential requirement numbers to reflect the new data released by WAG on household projections 2011.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-4946/1/2 Sean Good

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the level of housing proposed in the VoG without adequate additional infrastructure and raises particular concerns in respect of Dinas Powys.

Council's Response(s):

In identifying suitable sites for development, the Council engaged with key infrastructure providers to ensure that adequate and appropriate infrastructure is put in place to support additional development. Additionally, the Council has undertaken a preliminary infrastructure assessment that identifies the likely infrastructure required as a result of the developments proposed. Appendix 5 of the LDP sets out the infrastructure requirements for each development proposal in the LDP. Through this engagement the Council are satisfied that all sites identified within the LDP are capable of delivering the necessary infrastructure required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-4949/1/1 Dr E.W.Cloutman

Alternative Site ASA14 - Land at Rose Cottage, Higher End, St Athan - Residential Settlement Boundary - extend designation

Representation Type Object

Summary of Representation:

Representation seeks and amendment to the residential settlement boundary for St Athan to include alternative site Land at Rose Cottage, Higher End.

Council's Response(s):

The representation has been made in relation to the inclusion of land at Rose Cottage within the residential settlement boundary and for its allocation within the LDP. The Council are of the view that the LDP identifies sufficient and appropriate housing land and there is no requirement to include land at Rose Cottage as a housing allocation within the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/1/1 Renishaw PLC

Alternative Site ASA39 - Land South of Junction 34 M4 Hensol - Strategic Employment Site - Extend Allocation

Representation Type Object

Summary of Representation:

Amend the employment allocation MG 9 (1) site boundary to the size outlined in the map provided (ID 4955/DP1 Site Boundary Plan) as the appraisal of the site supports the change in the site boundary in accordance with VOG council's candidate site assessment methodology.

Council's Response(s):

Comments are noted. The site boundary used is based upon the overall site area previously identified for employment uses. The suggested boundary includes land surrounding the existing buildings and land to the north west of the site which includes land for a proposed hotel / residential training centre, highway access and areas containing Tree Preservation Orders. This is consistent with the boundaries submitted under a planning application currently under consideration for the site which includes the ancillary uses referred to. It is considered that the proposed change would more accurately reflect the likely employment proposals for the strategic site and that this would enable future development to be managed more appropriately. This is considered in line with the net developable areas identified in the Employment Land and Premises Study (2013). Therefore, the suggested boundary change would ensure the soundness of the Plan.

Having considered all representations, evidence and the suggested amended site boundary a Focused Change to the Deposit LDP site allocation MG9 (1) has been proposed which accepts the need for the proposed boundary change. The proposed Focused Change amends western site boundary for the strategic employment site in order to reflect the development proposals for the site and to ensure sufficient flexibility. The proposed change amends the overall gross site boundary from 51.1 hectares to 61.8 hectares to allow for 29.59 hectares (net) strategic employment land. The local employment land element allocated as part of the strategic site remains unchanged.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/10/1 Renishaw PLC

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD15.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/11/1 Renishaw PLC

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD16.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/12/1 Renishaw PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 9 (1) due to the scale of the development, which should be amended from 34.9ha for development to 36.28ha which would include a site for a hotel/residential training centre. Amend supporting text to include reference to ancillary uses commensurate with employment related land uses. Supporting text should also clarify whilst the site meets local and regional employment need, these needs may not be split into two geographical parts of the site.

Council's Response(s):

Policy MD17 makes provision for ancillary developments outside of B class uses; further clarification on this is also provided at paragraph 7.77 which make reference to cafes, crèches and training facilities. It is recognised that additional ancillary uses may be acceptable but it would be inappropriate to list all uses. On this basis it is considered that the LDP makes sufficient provision for ancillary uses on employment sites and these would be assessed on individual merit and assessed against the criteria within policy MD16 and supporting justification.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represor ID and details: ID-4955/13/1 Renishaw PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy 6.72 relating to sand and gravel safeguarding shown within the boundary of site MG11 Land to the South of Junction 34, M4, and Hensol and suggests this is replaced by additional supporting text relating to the nature of ancillary uses.

Council's Response(s):

Comments noted. The minerals safeguarding shown on the proposals map has been designated in accordance with the BGS Minerals Safeguarding Map of Wales. Safeguarding does not prevent development where the criteria contained in policy MG 20 can be met. The previously submitted evidence relates to minerals safeguarding under the Adopted Unitary Development Plan and to a smaller area than that identified under the latest minerals safeguarding maps. Updated evidence may therefore be required to fully consider potential sand and gravel reserves as part of future development proposals, which could be considered under LDP policy MG 20. Notwithstanding this, a planning application has been submitted for employment proposals on the site and it is understood this matter will be considered as part of these detailed proposals. The proposed change is therefore considered contrary to national policy and would not ensure the LDP is sound.

Policy MD16 (Protection of Employment Land and Premises) makes provision for ancillary developments outside of B class uses; further clarification on this is also provided at paragraph 7.77 which make reference to cafes, crèches and training facilities as examples. It is recognised that additional ancillary uses may be acceptable but it would be inappropriate to list all uses. It is considered that the LDP makes sufficient provision for ancillary uses on employment sites whilst ensuring the protection of employment land. Proposals for ancillary uses could be assessed on individual merit as part of future planning applications under Policy MD16. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represor ID and details: ID-4955/13/2 Renishaw PLC

Alternative Site ASA39 - Land South of Junction 34 M4 Hensol - Strategic Employment Site - Extend Allocation

Representation Type Object

Summary of Representation:

Representation objects to the proposed employment site boundary and requests that it is extended in order to more accurately reflect future development proposals for the site. The representation requests clarification on the restrictions and location for local and regional employment land proposed as part of the allocation. The representation also requests the removal of the reference to 'significant constraints' and the SSSI at paragraph 6.70.

Council's Response(s):

Comments are noted. The site boundary used is based upon the overall site area previously identified for employment uses. The suggested boundary includes land surrounding the existing buildings and land to the north west of the site which includes land for a proposed hotel / residential training centre, highway access and areas containing Tree Preservation Orders. This is consistent with the boundaries submitted under a planning application currently under consideration for the site which includes the ancillary uses referred to. It is considered that the proposed change would more accurately reflect the likely employment proposals for the strategic site and that this would enable future development to be managed more appropriately. This is considered in line with the net developable areas identified in the Employment Land and Premises Study (2013). Therefore, the suggested boundary change would ensure the soundness of the Plan.

Reference to 6.64ha of land for local needs and 28.26ha for strategic employment land relates to the proportion of net developable land anticipated to contribute towards local and regional employment need within the wider gross allocation of 51.1ha identified in the Employment Land and Premises Study (2013). To clarify, no specific areas within the allocation have been designated as it is considered this approach could unduly restrict future development proposals for the site.

With regards to comments on paragraph 6.70, the biodiversity constraints identified in relation to Land south of Junction 34, M4, Hensol reflect those identified on the LDP Constraints Map. The Deposit LDP employment site boundary includes the River Ely SSSI to the south of the site. The site also includes pasture and grassland which are locally identified Sites of Importance for Nature Conservation (SINCs) as well as areas of known flooding constraints (for which a FCA as been provided for). Therefore, it is considered this proposed change would not ensure the Plan is sound and that it would be inappropriate to remove this reference from the site description under paragraph 6.70.

Having considered all representations, evidence and the suggested amended site boundary a Focused Change to the Deposit LDP site allocation MG9 (1) has been proposed which accepts the need for the proposed boundary change. The proposed Focused Change amends western site boundary for the strategic employment site in order to reflect the development proposals for the site and to ensure sufficient flexibility. The proposed change amends the overall gross site boundary from 51.1 hectares to 61.8 hectares to allow for 29.59 hectares (net) strategic employment land. The local employment land element allocated as part of the strategic site remains unchanged.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/13/3 Renishaw PLC

Alternative Site ASA39 - Land South of Junction 34 M4 Hensol - Strategic Employment Site - Extend Allocation

Representation Type Object

Summary of Representation:

Objects to MG 9 (1) due to the scale of the development, which should be amended from 34.9ha for development to 36.28ha which would include a site for a hotel/residential training centre. Should also clarify whilst the site meets local and regional employment need, these needs may not be split into two geographical parts of the site as the land needs to be brought forward in a flexible manner.

Council's Response(s):

Comments are noted. The site boundary used is based upon the overall site area previously identified for employment uses. The suggested boundary includes land surrounding the existing buildings and land to the north west of the site which includes land for a proposed hotel / residential training centre, highway access and areas containing Tree Preservation Orders. This is consistent with the boundaries submitted under a planning application currently under consideration for the site which includes the ancillary uses referred to. It is considered that the proposed change would more accurately reflect the likely employment proposals for the strategic site and that this would enable future development to be managed more appropriately. This is considered in line with the net developable areas identified in the Employment Land and Premises Study (2013). Therefore, the suggested boundary change would ensure the soundness of the Plan.

Reference to 6.64ha of land for local needs and 28.26ha for strategic employment land relates to the proportion of net developable land anticipated to contribute towards local and regional employment need within the wider gross allocation of 51.1ha identified in the Employment Land and Premises Study (2013). To clarify, no specific areas within the allocation have been designated as it is considered this approach could unduly restrict future development proposals for the site.

With regards to comments on paragraph 6.70, the biodiversity constraints identified in relation to Land south of Junction 34, M4, Hensol reflect those identified on the LDP Constraints Map. The Deposit LDP employment site boundary includes the River Ely SSSI to the south of the site. The site also includes pasture and grassland which are locally identified Sites of Importance for Nature Conservation (SINCs) as well as areas of known flooding constraints (for which a FCA as been provided for). Therefore, it is considered that the proposed change to the supporting text would not ensure the Plan is sound and that it would be inappropriate to remove this reference from the site description under paragraph 6.70.

Having considered all representations, evidence and the suggested amended site boundary a Focused Change to the Deposit LDP site allocation MG9 (1) has been proposed which accepts the need for the proposed boundary change. The proposed Focused Change amends western site boundary for the strategic employment site in order to reflect the development proposals for the site and to ensure sufficient flexibility. The proposed change amends the overall gross site boundary from 51.1 hectares to 61.8 hectares to allow for 29.59 hectares (net) strategic employment land. The local employment land element allocated as part of the strategic site remains unchanged.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representer ID and details: ID-4955/13/4 Renishaw PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the wording of paragraph 6.71 and the use of “high quality B1, B2 and B8 uses” as it could be interpreted differently. Requests that this is removed from paragraph 6.71.

Council's Response(s):

As a strategic employment allocation within the Plan it is the Council’s view that the LDP should seek to ensure that development proposals are of a “high quality” to reflect the aspirations for developing the regionally important site which is strategically located on the M4 corridor. Indeed the Council’s Employment Land and Premises Study (2013) had categorised Land South of Junction 34, Miskin as a ‘Flagship’ site, which the study defines as being:

“Sites of scale, location and setting capable of being broad business park developments competing for investment in the regional/sub regional marketplace. These are prime sites for marketing to a cross-section of users – including new inward investments into the Vale. They can also meet the needs of image-conscious, aspirational companies already located in the area” (Table 34, page 96 refers).

It is the Council’s view that the LDP should be aspirational in the future development of the site in line with the Flagship status identified in the Employment Land and Premises Study. The use of the description in the supporting text of policy MG 11 and the need for “high quality” B1, B2 and B8 development is therefore considered to be justified and the proposed change considered unnecessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representer ID and details: ID-4955/14/1 Renishaw PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to policy MG 17 (Special Landscape Areas) as it should make reference to the positive role that consideration of siting, orientation, layout and landscaping in development can protect the special features of an SLA. Seeks an amendment to MG 17 to mention positive role a development can have to SLA.

Council's Response(s):

While the comments made by Renishaw PLC are noted, the Council would respond that paragraph 6.121 of the LDP clearly states that 'The designation of Special Landscape Areas is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special qualities and characteristics for which the SLAs have been designated are protected.' Issues of design, siting, landscaping etc. are also covered by the Council's Supplementary Planning Guidance 'Design in the Landscape' which will support the adopted LDP. The issues raised in the representation are therefore considered by the council to be appropriately addressed within the Deposit LDP and any future development proposals at the Renishaw site (subject to compliance with other policies within the plan) will be considered against these policies/criteria.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represor ID and details: ID-4955/15/1 Renishaw PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection over four SINC designations on land owned by Renishaw. Renishaw has proposals for a development which are likely to impinge on the following sites ID: 23, 22, 26 and 25. Important that restrictive MG 19 policy is not used to frustrate the development of strategic employment sites given the amount of time already invested in the development. (See paragraph 6.126 MG 19 Sites of Importance for Nature Conservation). Seeks to amend MG 19 to be more lenient towards development within SINC.

Council's Response(s):

The Sites of Importance for Nature Conservation (SINC) designations contained within the Deposit LDP have been identified according to guidance published by the Wales Biodiversity Partnership ('Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Sites Systems in Wales') which was adopted by the Vale of Glamorgan Council in 2009 and which provides a robust set of criteria against which all potential SINC could be assessed. The 2013 SINC review survey builds on previous SINC identification works which commenced in 1999 and the Council therefore considers that the SINC designations identified on the LDP Proposals Map are based on a robust evidence base which accurately reflects locally important nature conservation sites within the Vale of Glamorgan.

The Council considers that while the intention of Policy MG19 is clear, the supporting text of paragraph 6.126 allows for flexibility in its application in instances where the benefits of a development outweigh the importance of the SINC. In such instances mitigation will be required to compensate for the adverse impact of the development on the SINC. Therefore, no changes are considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represor ID and details: ID-4955/16/1 Renishaw PLC

Alternative Site ASA40 - Land South of Junction 34 M4 Hensol - Minerals - remove minerals safeguarding designation

Representation Type Object

Summary of Representation:

Representation proposed an amended site allocation under policy MG 9 (Employment Allocations). The representation also considers policy MG 20 should not apply to the proposed employment allocation MG 9 (1) for Land south of Junction 34, M4, Hensol as evidence has been submitted which identifies there is insufficient amounts of minerals for extraction.

Council's Response(s):

Safeguarding has been carried out in accordance with the Minerals Safeguarding Map of Wales as required by national planning policy. Safeguarding does not prevent development where the criteria contained in policy MG20 can be met. The evidence submitted refers to safeguarded areas identified under the Adopted Unitary Development Plan and this evidence could be considered as part of any future planning application through the application of LDP policies.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represor ID and details: ID-4955/17/1 Renishaw PLC

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation expresses support for Policy SP 5 and in particular employment allocation on Land south of Junction 34, M4, Hensol.

Council's Response(s):

Comments are noted and support is welcomed

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/17/2 Renishaw PLC

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports Policy SP5.

Council's Response(s):

Support is welcome.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/18/1 Renishaw PLC

Alternative Site ASA40 - Land South of Junction 34 M4 Hensol - Minerals - remove minerals safeguarding designation

Representation Type Object

Summary of Representation:

Representation objects to the sand and gravel minerals safeguarding and seeks its removal from the LDP proposals map where this intersects Renishaw's land.

Council's Response(s):

Safeguarding has been carried out in accordance with the Minerals Safeguarding Map of Wales. Safeguarding does not prevent development where the criteria contained in policy MG 20 can be met.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represorator ID and details: ID-4955/2/1 Renishaw PLC

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation acknowledges the identification of SOAs in Llantrisant and North West Cardiff and considers that these should be used to promote the extension of European Funding.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represorator ID and details: ID-4955/3/1 Renishaw PLC

Alternative Site N/A

Representation Type Comment

Summary of Representation:

The representation highlights the opportunity for land to the south of the M4 (junction 34) to contribute towards reducing outward commuting from the Vale of Glamorgan and also create employment opportunities in adjoining Rhondda Cynon Taf.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representer ID and details: ID-4955/4/1 Renishaw PLC

Alternative Site N/A

Representation Type Support

Summary of Representation:

Comments relate to the opportunity for the land south of the M4 junction 34 to contribute to meeting employment needs in adjoining Rhondda Cynon Taf.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/5/1 Renishaw PLC

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for land south of the M4, junction 34.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Represor ID and details: ID-4955/6/1 Renishaw PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 on the basis another strategic site should be added to policy South of Junction 34 M4. Amend by adding land South of Junction 34 M4 to SP 2 as a strategic site.

Council's Response(s):

The strategic employment allocation Land to the South of Junction 34 M4 Hensol is an existing well established employment site which was originally developed by Bosch with financial assistance from the former Welsh Development Agency as part of a major regional inward investment programme that recognised the strategic importance of development along the M4 corridor.

The site therefore has a longstanding history of employment use and its classification as a "strategic employment site" within the LDP has been made on the basis of the Council's Employment Land and Premises Study 2013. Such sites are defined within the study as those which are "of scale, location and setting capable of being broad business park developments competing for investment in the regional/sub regional market place. These are prime sites for marketing to a cross-section of users- including new inward investment into the Vale. They can also meet the needs of image conscious, aspirational companies already located in the area"

The site is not however within the 'South East Zone', the area which the LDP strategy seems to promote new development opportunities. The Council considers that the site is not key to the delivery of the LDP. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representer ID and details: ID-4955/7/1 Renishaw PLC

Alternative Site N/A

Representation Type Object

Summary of Representation:

Concerns over a lack of reference to the positive role a development can have in ensuring the qualities of a landscape are protected when it has been carefully considered in terms of siting, orientation, layout and landscaping. Specifically with regard to their client's site at land South of Junction 34, M4, Hensol that lies within the Ely River Valley SLA (MG 9 Employment allocation site 1).

Council's Response(s):

While the comments of the representer are noted, the Council considers that the supporting text at paragraph 5.93 adequately emphasises that sensitive design and location can make a positive contribution to protecting the natural and built environment of the Vale of Glamorgan. While the supporting text does not describe such elements as siting, orientation, layout and landscaping, the Council is of the view that such elements are implied in the existing text as well as in other policies of the plan e.g. MD2 Place Making and further elaboration is therefore not required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/8/1 Renishaw PLC

Alternative Site N/A

Representation Type Comment

Summary of Representation:

The LDP is silent on the Strategic Infrastructure that would inform a Charging Schedule, in respect of our client's land. Concerns raised about ongoing planning obligation negotiations on a current planning application.

Council's Response(s):

The CIL charging schedule will be set, in accordance with the Regulations and Guidance, on the basis of viability and infrastructure needs across the whole of the Plan area, and would be charged accordingly. There is no requirement for CIL to be site specific, unlike planning obligations.

The site specific infrastructure requirements for individual development sites will need to be considered at planning application stage and Policy MD4 provides the framework for doing so. The matters raised in respect of the ongoing negotiations on a current planning application are not relevant to the consideration of the LDP which sets the strategic basis for seeking planning obligations and is not considered to be too prescriptive. Further detail on how this policy will be implemented will be provided in Supplementary Planning Guidance.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG9 (1) - Land to the South of Junction 34 M4 Hensol

Representor ID and details: ID-4955/9/1 Renishaw PLC

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the application of policy MD 8 and the proposed development at Land South of M4, J34, Hensol by their clients Renishaw PLC. No changes are sought.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4957/1/1 **Janie Jones**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4957/1/2 Janie Jones

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-4957/1/3 Janie Jones

Alternative Site ASA41 - Land between Dinas Powys and Penarth - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

Representation seeks the reinstatement of the green wedge designation MG18 (1) - Between Dinas Powys, Penarth & Llandough to that of the Adopted Vale of Glamorgan UDP.

Council's Response(s):

Green wedges have been identified under policy MG18 of the Deposit LDP to prevent development which prejudices the open nature of land and the coalescence of settlements. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan and they should only include land that is strictly necessary to fulfil the objective of the policy (PPW 4.8.12).

The green wedges are intended to be temporary designations identified to achieve the objectives of the policy and as such, their existence and extent may vary between one adopted plan and another under preparation. In this regard they will reflect the changing objectives and circumstances at that time e.g. population growth versus environmental protection. In preparing a LDP, the council seeks to balance competing objectives and to provide housing and employment whilst protecting the environment and local amenity. In this regard the allocations and designations contained within the deposit LDP are considered to be based on a robust evidence base and the reinstatement of the green wedge around Dinas Powys as suggested by the repesor is not considered to be necessary or appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP9 - Minerals

Represantor ID and details: ID-4963/1/1 Malcom Ratcliff

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the provision of minerals reserves and seeks further clarification as to how the land bank requirement identified in the draft RTS First Review will be met throughout the plan period. Representation also seeks policy wording amendments to SP9 to safeguard sand and gravel across its entire outcrop including within existing settlements.

Council's Response(s):

The Minerals Background Paper has been revised in the light of the RTS 2014. Clarity regarding future requirements is provided in the background paper. Safeguarding has been carried out in accordance with the BGS Minerals Safeguarding Map of Wales. Sand and gravel resources have been shown on the LDP proposals map in accordance with the Minerals Safeguarding Map of Wales. No change is therefore required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-4965/1/1 Mr Richard Tonkin

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-4965/1/2 Mr Richard Tonkin

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4969/1/1 Joseph Kuck

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-4969/1/2 Joseph Kuck

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4978/1/1 Michael Carney

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-4978/1/2 Michael Carney

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the special landscape associated with the objection raised to site MG2 (19) - Land adjoining St Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4978/1/3 Michael Carney

Alternative Site ASA42 - Land adjoining St Athan Road, Cowbridge - Special Landscape Area - extend designation to include site

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the special landscape associated with the objection raised to site MG2 (19) - Land adjoining St Athan Road, Cowbridge.

Council's Response(s):

The representation has been made in relation to the proposed housing allocation MG2 (19) Land adjoining St Athan and the subsequent amendment (extension of) of the Special Landscape Area as a consequence of the proposed deletion of the housing allocation. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-4978/2/1 Michael Carney

Alternative Site ASA42 - Land adjoining St Athan Road, Cowbridge - Special Landscape Area - extend designation to include site

Representation Type Object

Summary of Representation:

Representation seek the amendment to Special Landscape Area MG17 (2) - Upper & Lower Thaw Valley.

Council's Response(s):

The representation has been made in relation to the allocation of land to the south west of Cowbridge for housing within the Deposit LDP and a separate objection seeking the deletion of the housing allocation (MG2 (19) Land adjoining St Athan Road, Cowbridge refers).

The Deposit LDP identifies sufficient and appropriate housing land to meet the need identified over the plan period while seeking to ensure an appropriate balance between development and the protection of the environmental qualities of the Vale of Glamorgan. As such the sites included within the LDP have been assessed and identified taking into account the relevant constraints and merits related to each site and the contributions that they can make to deliver the aims and objectives of the Deposit Plan and that further changes as proposed are not required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-4979/1/1 Helen & Peter White

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-4979/1/2 Helen & Peter White

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-4979/1/3 Helen & Peter White

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-4979/1/4 Helen & Peter White

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Representor ID and details: ID-4979/1/5 Helen & Peter White

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

MG 16 should identify the need for better transport provision within Dinas Powys including the inclusion within policy of a by-pass to alleviate congestion within the village. Mentions housing refer to MG 2 and green wedges refer to MG 18.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

Notwithstanding the above, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-4981/1/1 Jean Roderick

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments on housing proposals in Dinas Powys.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representer ID and details: ID-4981/1/2 Jean Roderick

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

Concerns over the number of houses identified at St Cyres without the delivery of Dinas Powys by pass.

Council's Response(s):

As part of the evidence base for the Vale of Glamorgan LDP, the Council has undertaken an audit of services and facilities within the Vale of Glamorgan's settlements (Sustainable Settlements Review (September 2013)) in order to identify those which are potentially suitable to accommodate additional development in terms of their location, role and function. Within the determined settlement hierarchy, Dinas Powys was identified as a Primary Settlement i.e. settlements which play an important role in meeting housing need and providing key local services which complement the role of service centre settlements such as Cowbridge and Llantwit Major. Similarly, information on the housing numbers required over the plan period is set out in the Population and Household Projections Update (2014) Background Paper which utilises the latest population and household projections to determine the appropriate level of housing required across the Vale of Glamorgan. With regard to site densities, the Council has utilised a standard site density to determine the size of anticipated development on allocated sites and where necessary, site specific allowances have been made for known site constraints following consultation advice received from relevant agencies. The Council therefore considers that the dwelling numbers at the St Cyres site are appropriate to the site scale and constraints.

In support of the Deposit LDP the Council has assessed the strategic highway network to identify which junctions and/or links are under pressure from excessive vehicular movements. The Highway Impact Assessment assesses the impact of the proposed future development sites on the strategic highway network within the Vale of Glamorgan which will enable the targeting of resources to those areas where pressure has been identified. Details of highway improvements are contained within the Council's Draft Infrastructure Plan September 2103.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4982/1/1 **DB Webb**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-4982/2/1 DB Webb

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (36) - Land adjoining Court Close, Aberthin

Representer ID and details: ID-5015/1/1 John Burns

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG4 - Affordable Housing

Representor ID and details: ID-5020/1/1 Redrow Homes South Wales & Brynhill Golf Club

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the uses of minimum affordable housing percentages and this should be amended to a target affordable housing requirement.

Council's Response(s):

The Council has reviewed its Affordable Housing Viability Assessment (2014) in response to a number of representations received on the Deposit LDP. The updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. However, in response to representations from the development industry and Welsh Government it is recognised that the policy could make reference to individual site viability to enable schemes to be considered where the target level sought cannot be achieved due to genuine development viability issues. In this respect, the updated report recommends that the Council should amend policy MG4 so that the affordable housing requirement is set as a targeted requirement, rather than a minimum, to enable land value to be considered against local market circumstances. This approach is considered to be in accordance with TAN2 (Section 10) and recognises that higher affordable housing provisions are achievable in those areas identified within the policy but allows for viability evidence to be considered, where there are development viability issues, without inhibiting development from coming forward.

Amend Policy MG 4 to read as follows:

POLICY MG 4 - AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- BARRY;

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- LLANTWIT MAJOR ;
- RHOOSE; AND
- ST ATHAN.



Deposit Plan Policy - MG4 - Affordable Housing

Represor ID and details: ID-5020/1/1 Redrow Homes South Wales & Brynhill Golf Club

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

- BOWBRIDGE;
- DINAS POWYS;
- FLANDOUGH;
- PENARTH;
- SULLY;
- VENVOE;
- THE MINOR RURAL SETTLEMENTS; AND
- THE RURAL VALE OF GLAMORGAN.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG4 - Affordable Housing

Representor ID and details: ID-5020/2/1 Redrow Homes South Wales & Brynhill Golf Club

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the housing requirement has insufficient housing numbers to supply the authority compared with the predicted population over the plan period. The policy needs to provide a contingency for flexibility throughout the plan period. Amend by increasing the housing requirement to adequately facilitate the increase in population predicted for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG4 - Affordable Housing

Representor ID and details: ID-5020/2/2 Redrow Homes South Wales & Brynhill Golf Club

Alternative Site ASA13 - Land to the rear of St David's C/W Primary School, Colwinston - Residential - extend allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG4 - Affordable Housing

Represor ID and details: ID-5020/3/1 Redrow Homes South Wales & Brynhill Golf Club

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to phasing requirement outlined in SP 3 and MG 1 as it restricts development in areas needing to meet housing supply. Remove phasing requirement or include site 5020/DP1 in delivery phase 2011 – 2016.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG4 - Affordable Housing

Representor ID and details: ID-5020/3/2 Redrow Homes South Wales & Brynhill Golf Club

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represantor ID and details: ID-5026/1/1 Heather Maclehose

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5028/1/1 Mr Graham Ager

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-5029/1/1 Mr Phillip Rawsthorne

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the level of housing proposed for Dinas Powys, raising concerns regarding the impact that the proposed developments would have locally.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5036/1/1 Mr Peter Dewey

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5036/1/2 Mr Peter Dewey

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5036/2/1 Mr Peter Dewey

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5036/2/2 Mr Peter Dewey

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5038/1/1 Ashley Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5038/1/2 Ashley Cox

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5055/1/1 L.Gershenson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5062/1/1 Dr Paul & Mrs Susan Knoyle

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5072/1/1 Mr H.N.W Pickering

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Represontor ID and details: ID-5092/1/1 Cottrell Park Limited

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP Strategy- whilst the representation raise matters regarding flexibility these are addressed within a separate representation submitted.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5092/2/1 Cottrell Park Limited

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG26 (3) - Land at Cottrell Park Golf Club.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-5092/3/1 Cottrell Park Limited

Alternative Site ASA44 - Land at Cottrell Park - Tourism - extend allocation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the boundary of site MG26 (3) - Land at Cottrell Park Golf Club.

Council's Response(s):

The representation proposes the amendment of a site allocation proposed in the Deposit LDP and the Council's composite site response addresses the issues raised to the LDP site allocation. Having considered the site constraints, policy context, the proposed LDP provision, and other relevant material factors, it is considered there is no demonstrable need to amend the site within the Plan. Furthermore, policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated in order to deliver the identified housing and employment needs. The inclusion of the alternative site proposal is therefore not considered necessary to ensure that the LDP is sound.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/1 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

General comment accepting that the plan should be read as a whole.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/10 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on SP 1 criterion 6 which meets with NRW observations. However it is speculative on how the Water Framework Directive (WFD) is addressed within the plan and its subsequent strategy.

Council's Response(s):

It is the Council opinion that policy MD8 Environmental Protection provides sufficient scope to enable the Council to ensure that future development proposals accord with the requirements of the Water Framework Directive. Policy MD8 places a requirement on all development proposals to demonstrate that they would not result in an unacceptable impact on water resources including surface and groundwater. Similarly, LDP policy MD10 requires development to positively contribute to biodiversity interests including wetlands, watercourses and ponds.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/11 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks amendments to Appendix 5 and 6 to include a reference to protected species.

Council's Response(s):

Appendices 5 and 6 make reference to the need for additional ecological assessments will be required for all sites. Additionally the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to promoting biodiversity (Policy MD10). Paragraph 7.46 states that 'all proposals will be required to ensure that biodiversity interest is maintained and enhanced to achieve overall net gain.' Consequently, it is considered that the LDP meets the tests of soundness without the need to amend appendix 5 and 6.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/12 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the annual average completion rate of 663 units which is higher than the historic average annual completion rates for the previous 15 years. Concerns over the realistic delivery of housing provision.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

The Council is not aware of any significant issues that would affect the delivery of the LDP housing allocations and level of growth identified and further details are provided in the Housing Provision background paper (2015). In this respect, several residential sites have been granted permission and the Council are aware that many of the sites have been either acquired by developers or are under negotiation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/13 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the level of employment land identified to meet regional demand (433.5ha) and believes that there is gap in the evidence base which should be amended to prevent large areas of land from being unnecessarily sterilised.

Council's Response(s):

The strategic employment allocation Land to the South of Junction 34 M4 Hensol is an existing established employment site which originally was developed by Bosch with financial assistance from the former Welsh Development Agency as part of a major regional inward investment programme that recognised the strategic importance of development along the M4 corridor.

The site therefore has a longstanding history of employment use and its classification as a "strategic employment site" within the LDP has been made on the basis of the review and recommendations contained within Council's Employment Land and Premises Study (2013). Such sites are defined within the study as 'flagship sites' which are "of scale, location and setting capable of being broad business park developments competing for investment in the regional/sub regional market place. These are prime sites for marketing to a cross-section of users- including new inward investment into the Vale. They can also meet the needs of image conscious, aspirational companies already located in the area". This study is supplemented by further economic advice on the Employment Land and Premises Study (2015) prepared by BE Group.

In 2011, the site and adjacent land was acquired by Renishaw Ltd with the intentions to expand their operations on the site and also further develop the land for employment uses, which include a potential regional distribution hub. The allocation of site under policy MG9 (10) is in recognition of the long term development proposals of the existing owner, and will ensure that future planning proposals for the site will be undertaken in accordance with the policy requirements of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/14 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General reference to representations submitted by NRW on the same matter.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/15 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend the paragraph to ensure any improvements will not cause adverse impacts on the Barry Woodlands SSSI.

Council's Response(s):

The A4226 Improvements will be subject to an Environmental Impact Assessment if appropriate and a Welsh Transport Planning and Appraisal Guidance (WelTAG) Appraisal which will examine the Environmental impacts of the proposed development. Therefore as a responsible authority the Council is of the view that additional references to protect local environmental designations as requested by the representor are not required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/16 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

NRW request an ecological assessment and mitigation measures to be included as part of the scheme and for the paragraph to be amended to reflect this.

Council's Response(s):

Comments are noted, however the highway improvements at Gileston Old Mill have commenced and are near completion, all necessary and relevant ecological appraisals would have been undertaken prior to the commencement of these works and the concerns expressed by the NRW are considered to have been adequately addressed through the highway improvement process.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/17 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification as to how the provision of waste management facilities on B2 employment sites shall effect the employment land supply.

Council's Response(s):

Since the publication of the RWP 1st review, a number of permissions for waste facilities have been granted by the Council and these have been concentrated on the existing employment sites at Llandow Trading and Industrial Estates, and around the Operational Port at Barry Dock these have primarily utilised existing buildings on existing employment sites. This highlights their compatibility with other existing employment sites and it is also unlikely that any additional facilities would undermine the Council's employment needs and requirements identified under policy SP5 of the Deposit LDP. Additionally, policy MD16 Protection of Employment Land and Premises would preclude the development of waste management facilities where this would undermine the identified employment requirements of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/18 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy SP8.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/19 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representatin suggest that there is an absence of policies for dealing with waste management facilities and it is not clear how such issues are dealt with in managing growth policies and managing development policies.

Council's Response(s):

Proposals for waste management facilities will be assessed against the policy framework set out in the Managing Development section of the Deposit LDP, alongside guidance set out in National Planning Guidance and Technical Advice Note 21 Waste.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/2 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Council's Response(s):

Clarification is welcomed, amend paragraph 3.18 to accord with Appendix 3 details on SAC.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/20 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support is welcomed.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/21 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy SP 11(Tourism and Leisure).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/22 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy SP11.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/23 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation supports clarification in Appendix 5 that ecological studies will be required for certain sites to support planning applications, and seeks additional similar requirements on a number of allocations suggested within the representation.

Council's Response(s):

Comments noted. In Appendix 5, under each site named at St Athan except for site MG2 (4), there is reference to the need for an ecological study in consultation with NRW. The potential presence of European Protected on this site is noted. For consistency it is agreed to amend Appendix 5 site MG2 (4) to include reference to the potential presence of European Protected Species and to clarify on all the above sites that consultation with NRW and an ecological study will be required.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/24 Planning Consultations Natural Resources Wales

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG2(5) Land to the east of Eglwys Brewis.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/25 Planning Consultations Natural Resources Wales

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/26 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises concerns with regard to the biodiversity interest at the White Farm site - already has planning consent.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/27 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation emphasises the need for the Council as Lead Local Flood Authority to be consulted on applications in relation to sites MG2(10) & (11).

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/28 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation emphasises the historic surface water drainage problems known to exist at Darren Farm site MG2 (20) and seeks to ensure that consultation with NRW is undertaken.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/29 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks to ensure that site MG2(22) is subject to an ecological survey in support of future planning applications given its potential for hosting protected species.

Council's Response(s):

Comments are noted- this matter will be a requirement of any future planning permission submitted in respect of the LDP housing allocation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/3 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend vision to include reference to the protection and enhancement of the environment.

Council's Response(s):

The Council are of the view that the LDP vision is a well-rounded vision that reflects the Council's priorities for social, environmental and economic matters in the Vale of Glamorgan. It is also considered that the LDP contains a robust policy framework for the protection and enhancement of the environment, and simply amending the vision would not strengthen the effectiveness of the LDP to protect these areas. Indeed, the Council notes that your representation supports those elements of the LDP "which manages the natural and built resources of the Vale of Glamorgan, makes a positive contribution towards reducing the impacts of climate change by promoting sustainable development, transport energy conservation and renewable energy conservation"

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/30 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation suggests that site MG2(26) would be appropriate for the inclusion of SUDS and that NRW should be consulted on future development proposals.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/31 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation suggests that a Broad Level Assessment should be undertaken to inform the LDP and any subsequent site specific flood FCA required by a planning application on site MG2(32).

Council's Response(s):

The site is located within a C1 Flood Zone, and therefore is permissible in accordance with TAN 15 Development and Flood Risk, where it is justifiable. In this respect the site is a long standing UDP allocation, which has been affected by land ownership issues which have caused delay in the delivery of the site. The Council has been advised that these by the promoter of the site that these matters have been resolved. With regard to flooding issues, it is the Council's opinion that the site specific matters relating to flood risk assessment of the site would be carefully considered during the planning application stage to ensure any potential impacts are identified and appropriate mitigation and management measures included. National policy guidance provides a sufficient context in terms of details in Technical Advice Notes to provide a sound basis for such detailed work. Notwithstanding this, an initial flood assessment has been undertaken by the promoters of the site which identifies outline mitigation proposals, and further detail of the measure proposed would be provided once an application is formally submitted to the Council and available for scrutiny by NRW.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/32 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation highlights excessive surface water run off associated with sites MG2(33) & (34).

Council's Response(s):

Comments are noted. These sites are the subject of an extant planning consent; the matter of raised has been considered by the Council in its decision to grant permission for the development, and therefore the Council is of the opinion that no change to the LDP is required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/33 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation advises of a protected species at site MG2(33) and seeks additional text in site description at Appendix 5.

Council's Response(s):

The site is the subject of an extant planning consent; the matter of raised has been considered by the Council in its decision to grant permission for the development, and therefore the Council is of the opinion that no change to the LDP is required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/34 Planning Consultations Natural Resources Wales

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks a reduction in the size of sites MG2 (37) & (43) to reduce their landscape impact.

Council's Response(s):

The representation seeks an amendment to a site allocation within the Deposit LDP for residential development.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated within the LDP are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the suggested alternative site to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/35 Planning Consultations Natural Resources Wales

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks a reduction in the size of sites MG2 (37) & (43) to reduce their landscape impact.

Council's Response(s):

While the comments of Natural Resources Wales are noted, it should be remembered that the LDP contains a suite of policies which complement and support each other in order to achieve the plans overall objectives. While Policy MG8 does not include a reference to biodiversity habitat, other policies within the plan e.g. Policy MD10 Promoting Biodiversity do and these would also apply to any future development proposals at Llandough Hospital. Additional references as proposed by the representor are therefore considered to be unnecessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/36 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 8 (Provision of Health Facilities) on the basis that it should include reference to the need to avoid areas of high biodiversity habitat where possible. Amend MG 8 to include reference to biodiversity habitat.

Council's Response(s):

While the comments of Natural Resources Wales are noted, it should be remembered that the LDP contains a suite of policies which complement and support each other in order to achieve the plans overall objectives. While Policy MG8 does not include a reference to biodiversity habitat, other policies within the plan e.g. Policy MD10 Promoting Biodiversity do and these would also apply to any future development proposals at Llandough Hospital. Additional references as proposed by the representor are therefore considered to be unnecessary.

Officer Recommendation:

No Change Required

Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/37 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG9(1) as justification is required on the need for a site of this size in an area with areas of nature conservation vale. Representation requires justification for the scale of the employment allocation MG9 (1) - Land to the South of Junction 34 M4 Hensol. Concerns over the lack of demand for large scale logistics (outlined in Employment Land and Premises Study). Amend MG 9 to state development proposals need to demonstrate a need for the development. Include the definition for strategic sites within the Plan. Pre-cautionary approach needed towards development due to sites status as 'less vulnerable' to flooding under TAN 15. Policy should provide reasonable justification or site should be deleted.

The relevant references in Appendix 6 should be amended by adding the requirements related to ecological and flood risk management requirements. For example, a specific flood consequence assessment will be required to be submitted with any planning application. Relevant text should also acknowledge that the development will be constrained, which may in turn affect development density and layout on this site. TAN15 advises that an annotation of flooding as a constraint for an individual site should be included on the proposals map and policy requirements specified which pertain to the development of that site.

The SA concludes that the policy is negative and will result in negative effects with no apparent justification for taking this forward to your Deposit Plan.

Council's Response(s):

The strategic employment allocation Land to the South of Junction 34 M4 Hensol is an existing established employment site which was originally developed by Bosch with financial assistance from the former Welsh Development Agency as part of a major regional inward investment programme that recognised the strategic importance of development along the M4 corridor.

The site therefore has a longstanding history of employment use and its classification as a "strategic employment site" within the LDP has been made on the basis of the Council's Employment Land and Premises Study 2013. Its allocation within the plan recognises the flagship status identified within the Employment Land and Premises Study (2013), its strategic location and role as a regional employment site. Such sites are defined within the study as those which are "of scale, location and setting capable of being broad business park developments competing for investment in the regional/sub regional market place. These are prime sites for marketing to a cross-section of users- including new inward investment into the Vale. They can also meet the needs of image conscious, aspirational companies already located in the area".

In 2011, the site and adjacent land was acquired by Renishaw Ltd with the intentions to expand their operations on the site and also further develop the land for employment uses, which include a potential regional distribution hub. The allocation of site under policy MG9 (1) is in recognition of the long term development proposals of the existing, and shall ensure that future planning proposals for the site with be undertaken in accordance with the policy requirements of the LDP.

A number of environmental constraints have been identified within the boundary of the proposed strategic employment site. The proposed site boundary will allow the Council to address the concerns of NRW of the need for mitigating the impact of the development on nature conservation and environmental constraints and manage future development proposals in accordance with the policy requirements of the LDP. This includes safeguarding for SSSIs, mineral resources, SINCS and ensuring appropriate flood mitigation measures are provided as part of any future development of the site. Through this process NRW will be able to comment on the application and thereby ensure that all the matters raised above are fully addressed through the planning application process. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/38 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on MG 9 (4) in regards to the site not being able to adequately manage the risk of flooding.

Council's Response(s):

Comments are noted. The site allocation is located within a well-established port and industrial area and forms part of an allocated employment site within the Adopted Vale of Glamorgan UDP. The allocations within the LDP are made up of small pockets of land within and adjoining existing employment uses. The latest TAN 15 DAM Flood Zone Maps (January 2015) have removed large areas of land previously identified as being within areas of flood risk as shown in the updated Plan Preparation and Assessment of Flood Risk background paper (2015). Notwithstanding this the Council considers that given the nature and planning history of the site the potential flood risk arising from additional new employment uses within the area could be adequately assessed through the planning application process and Appendix 6 identified a requirement for a Flood Consequence Assessment

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/39 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation makes general comment on consultation at the planning application stage on matters regarding emergency planning and infrastructure requirements.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/4 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

NRW support the SA's objectives and aims.

Council's Response(s):

Support is Welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/40 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation requests additional site specific information is added to Appendix 6 for site MG9 (9) Llandow Trading Estate and MG9 (10) Vale Business Park regarding protected species.

Council's Response(s):

Comments are noted – amend site specific site details for both sites in Appendix 6. Amend sixth sentence of site specific details of site MG 9(9) to read:

A maternity roost of Lesser Horseshoe Bats and populations of Great Crested Newts are known to be located in close proximity to the site and a full ecological study would be required by NRW prior to future development.

Add new sentence to site specific details of site MG9 (10) Vale Business Park, Llandow to read:

Populations of Lesser Horseshoe Bats and Great Crested Newts are known to exist in close proximity to the site and a full ecological study would be required by NRW prior to future development.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/41 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to MG 13 on the grounds criterion 1 of the policy should refer to existing edge and out of town locations. Include existing edge and out of town locations within MG 13.

Council's Response(s):

Policy MG13 criteria 1 indicates that any additional retail need should be demonstrated and this applies to both edge and out of town locations. However, it is acknowledged that including reference to existing edge of centre and out of centre sites would assist in providing clarity in the application of the sequential search contained in the policy. Therefore, it is proposed to amend Policy MG 13 (criterion 1) to include reference to these existing sites.

Amend criterion 1 to read: "IT CAN BE DEMONSTRATED THAT THERE IS AN ADDITIONAL NEED FOR THE PROPOSAL WHICH CANNOT BE PROVIDED WITHIN AN EXISTING TOWN, DISTRICT, LOCAL, NEIGHBOURHOOD, EDGE OF CENTRE, OR OUT OF CENTRE SITE (THE "SEQUENTIAL TEST"), AND"

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/42 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation provides support for Policy MG 17 (Special Landscape Area).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/43 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy MG 19 (Sites of Importance for Nature Conservation).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/44 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports Policy MG19 - Sites of Importance for Nature Conservation.

Council's Response(s):

Comments noted and support welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representer ID and details: ID-5096/1/45 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports for policy MG 22 (Dormant Mineral Sites).

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/46 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 23 (Mineral Working) due to the wording of the first criterion. Amend the criterion to read "any adverse impacts on the natural environment are avoided or mitigated to an acceptable level, and proposals include, where appropriate, measures to enhance the natural environment."

Council's Response(s):

It is considered the proposed change to criterion 1 would assist in providing consistency with the Plan's other environmental and biodiversity policies such as Policy MD10 (Promoting Biodiversity).

Criterion to be amended as suggested to read:

"Any adverse impacts on the natural environment are avoided or mitigated to an acceptable level, and proposals include, where appropriate, measures to enhance the natural environment".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/47 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation welcomes inclusion of policy MG 25 (Public Open Space Allocation) but raises concerns that the environmental benefits of natural green space has not been fully considered. Supporting text should be amended to at paragraph 6.149 to refer to areas identified as having a deficiency of natural green space and the requirement for developments to address this deficiency. Amend para 6.149 (MG 25 Public Open Space Allocations) to make reference to deficiency in open space and requirement for developments to address that deficiency.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Where sites offer no reasonable scope to provide public open space on site, agreements will be made between developers and the Council to allow commuted sums to be paid towards the provision of additional open space or the improvement of existing open space within the local area. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. Paragraph 6.149 refers to open space facilities in general and this is intended to include natural green space and the Open Space Background Paper similarly includes details of all types of open space. The type and nature of the open space that should be provided as a result of development will be determined during the planning application process and agreed with the developer at that time.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/48 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the amalgamation of policies MD2 and MD3 as it is believed that they cover similar issues and there is considerable overlap between the policies. Representation also supports for criterion 12 of MD 3 and paragraph 7.11.

Council's Response(s):

While the comments of Natural Resources Wales are noted, policies MD2 and MD3 relate to the Place Making and Design respectively and the supporting text to each policy clarifies its application. The objective of policy MD2 is to safeguard and enhance the local character of the Vale of Glamorgan's towns and villages by securing high quality design that is of appropriate scale and form in the right location while policy MD3 relates more specifically to the design of the actual development itself and sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/49 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the amalgamation of policies MD2 and MD3 as it is believed that they cover similar issues and there is considerable overlap between the policies. Representation also supports for criterion 12 of MD 3 and paragraph 7.11.

Council's Response(s):

While the comments of Natural Resources Wales are noted, policies MD2 and MD3 relate to the Place Making and Design respectively and the supporting text to each policy clarifies its application. The objective of policy MD2 is to safeguard and enhance the local character of the Vale of Glamorgan's towns and villages by securing high quality design that is of appropriate scale and form in the right location while policy MD3 relates more specifically to the design of the actual development itself and sets out the key principles that developers should consider in respect of design, amenity and access which together contribute to attractive, safe and accessible environments. The suggested amendment would not enhance the soundness of the LDP and therefore is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/5 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for objectives 2,3,4,5,5,7,8,9,10.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/50 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD5 to exclude last statement in the policy.

Council's Response(s):

The rationale for Policy MD5 is to allow for the provision of small scale affordable housing developments – it is the Council's view that the impact of such developments will be limited since the supporting justification at 7.24 that indicates that small scale "rounding off" will be limited to 5 dwellings and restricted to the provision of affordable housing. Given the level of affordable housing need identified, especially in the areas where settlement boundaries have been identified, this exception is considered to justify the policy position. Notwithstanding this, the Council accept that the policy should be more specific in its intentions and therefore wish to amend the policy to more accurately reflect the written justification and aim of the policy.

In identifying the extent of the LDP settlement boundaries the Council reviewed existing UDP boundaries and amended these to include land considered to have a physical relationship to the settlement (e.g. open space, planning approvals/physical changes since the original UDP boundaries had been drafted) and the identified LDP allocations. This review did not amend boundaries to identify "white land", i.e. where potential small scale rounding off may be permitted.

Amend last paragraph of Policy MD5 to read:

FAVOURABLE CONSIDERATION WILL BE GIVEN, OTHER THAN WITHIN AREAS IDENTIFIED AS GREEN WEDGES, TO SMALL-SCALE AFFORDABLE HOUSING DEVELOPMENT WHICH CONSTITUTES THE "ROUNDING OFF" OF THE EDGE OF SETTLEMENT BOUNDARIES WHERE IT CAN BE SHOWN TO BE CONSISTENT WITH THE PROVISIONS OF POLICIES MD 2 AND MD 3.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/51 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation provides clarification on the use of the term "contaminated land" in Policy MD8 and recommends the alternative phrasing "land contamination" to avoid confusion with the legal terms under the 1990 EPA.

Council's Response(s):

Comments noted and clarification welcomed. It is considered that the proposed change would assist in ensuring the soundness of the policy.

Amend Criterion 2 of Policy MD8 from 'CONTAMINATED LAND' to read 'LAND CONTAMINATION'.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/52 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD 8 (Environmental Protection) particularly paragraph 7.38 which required proposals to follow a precautionary approach and encourages prospective developers to assess any impact at the earliest opportunity to reduce any impacts to an acceptable level. No changes are sought.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/53 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation comments on a typographical error and suggests 'designed' is replaced with 'designated' in the third criterion of Policy MD 9 (Historic Environment). Representation also suggests that the criterion includes specific reference to landscapes of outstanding historic interest to meet test of soundness CE2.

Council's Response(s):

Comment noted, the Council will amend the third criteria of Policy MD9 Historic Environment to clarify criterion 3 and include historic landscapes such as that at Llancarfan which is included in the CADW / ICOMOS Register of Landscapes of Outstanding Historic Interest in Wales.

Amend third criterion of policy MD 9 to read:

3. WITHIN DESIGNATED LANDSCAPES, HISTORIC PARKS AND GARDENS, AND BATTLEFIELDS, DEVELOPMENT PROPOSALS MUST RESPECT THE SPECIAL HISTORIC CHARACTER AND QUALITY OF THESE AREAS, THEIR SETTINGS OR HISTORIC VIEWS AND VISTAS.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/54 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the wording in Policy MD 10 (Promoting Biodiversity) and the wording of supporting paragraph 7.48. Representation suggests the amending the policy wording to clarify that the need for the development will be required to outweigh the biodiversity interests of the site.

Council's Response(s):

Agreed. It is considered the proposed changes would assist in ensuring the soundness of the Plan.

Amend final sentence of Policy MD10 (Promoting Biodiversity) to read:

WHERE PROPOSALS HAVE A NEGATIVE IMPACT ON SITES SHOWN TO BE IMPORTANT FOR BIODIVERSITY, DEVELOPERS WILL BE REQUIRED TO DEMONSTRATE THAT THE DEVELOPMENT COULD NOT BE LOCATED ELSEWHERE AND THAT THE NEED FOR THE DEVELOPMENT OUTWEIGHS THE BIODIVERSITY INTERESTS OF THE SITE.

Amend paragraph 7.48 to read:

7.48 Biodiversity interests include sites of European, National, Regional and local importance, such as Special Areas of Conservation (SAC), Special Protection Areas (SPA), Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS) and Sites of Importance for Nature Conservation (SINCs). These sites are identified on the Constraints Map, with the exception of identified SINCs under Policy MG19 which are shown on the Proposals Map and listed at Appendix 9. Priority habitats are those which are identified as in most need of conservation, comprising collectively those as listed in Section 42 of the Natural Environment and Rural Communities Act 2006 and those listed in the Local Biodiversity Action Plan for the Vale of Glamorgan, and those sites which meet the criteria for SINCs.

Amend paragraph 7.49 to read:

7.49 Any development proposals that are likely to affect protected species and/or internationally and nationally designated nature conservation sites will be determined in accordance with national policy set out in Planning Policy Wales and Technical Advice Note 5: Nature Conservation and Planning (2009). In accordance with The Conservation and Habitats and Species Regulations 2010, any development proposal that has the potential for an adverse effect on the integrity of a European site will require a Project Level Assessment to be prepared to the satisfaction of Natural Resources Wales and the local authority.

Amend paragraph 7.50 to read:

7.50 In the case of locally identified sites, e.g. SINCs, where mitigation measures cannot resolve any significant unacceptable effects on habitats and species in an appropriate manner, the use of compensatory measures such as translocation will only be considered if the habitat(s) and/or species in question cannot be maintained in their present location. In determining development proposals that adversely impact on locally identified sites, the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the biodiversity interest of the site and that development could not be located elsewhere and, compensation/mitigation will be required. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.

Officer Recommendation:



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/54 Planning Consultations Natural Resources Wales

Proposed Amendment



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/55 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to contradictions between paragraphs 7.50 for Policy MD 10 and 6.126 for Policy MG 19 regarding the assessment of development proposals that would adversely affect locally identified Site of Importance for Nature Conservation (SINCs). Representation requests that comments within paragraph 6.126 (Policy MG 19 Sites of Importance for Nature Conservation) should be aligned with comments in 7.50 (Policy MD 8 Promoting Biodiversity).

Council's Response(s):

Agreed. To address the inconsistency it is proposed to amend paragraph 7.50 to read:

7.50 In the case of locally identified sites, e.g. SINCs, where mitigation measures cannot resolve any significant unacceptable effects on habitats and species in an appropriate manner, the use of compensatory measures such as translocation, will only be considered if the habitat(s) and/or species in question cannot be maintained in their present location. In determining development proposals that adversely impact on locally identified sites, the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the biodiversity interest of the site and that development could not be located elsewhere and, compensation/mitigation will be required. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/56 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to statutory designations being identified on the constraints map rather than the proposal map. The need for statutory designations of various types to be clearly identified on a LDP's Proposals Maps.

Council's Response(s):

Paragraph 5.4.6 of Planning Policy Wales (PPW) provides that 'wherever practical' statutory or non-statutory designations and those which are candidates for such designations should be clearly identified on the proposals maps or be capable of being identified from clear criteria in environmental protection policies.' While the comments of the represantor are noted, given the requirement to illustrate the many allocations and designations on the proposals map the Council has for clarity included such designations on the LDP Constraints Map and this is considered to be an appropriate and practical approach given the number of policies and designations required to be identified on the LDP Proposals Map.

Notwithstanding the above, the Council has identified that the Severn Estuary Special Protection Area (SPA) has not been identified on the Constraints Map and it is proposed that this be added for consistency and to ensure the soundness of the Plan.

Proposed change recommended: Add Severn Estuary SPA to the LDP Constraints Map for consistency.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/57 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy MD10 due to concerns that the authority has identified all locations of priority habitat and species across the authority area outside of designated sites. Specifically within para. 7.48 (MD 10 Promoting Biodiversity). Removal of para. 7.48.

Council's Response(s):

Agree, the wording of paragraph 7.48 implies that the locations of all European, National and local priority habitats and species in the Vale of Glamorgan are shown on the proposals and constraints maps, which is not the case. For clarity it is proposed that paragraph 7.48 is amended to read: "These designated sites are identified on the Constraints Maps". Amend paragraph 7.48 to read:

7.48 Biodiversity interests include sites of European, National, Regional and local importance, such as Special Areas of Conservation (SAC), Special Protection Areas (SPA), Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS) and Sites of Importance for Nature Conservation (SINCs). These sites are identified on the Constraints Map, with the exception of identified SINCs under Policy MG19 which are shown on the Proposals Map and listed at Appendix 9. Priority habitats are those which are identified as in most need of conservation, comprising collectively those as listed in section 42 of the Natural Environment and Rural Communities Act 2006 and those listed in the Local Biodiversity Action Plan for the Vale of Glamorgan, and those sites which meet the criteria for SINCs.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/58 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy MD10 due to the contradiction between paragraph 7.49 (MD 10 Promoting Biodiversity) and 7.48 (MD 10). Amend paragraph to not contradict each other.

Council's Response(s):

Agree. The proposed changes to paragraphs 7.48, 7.49 and 7.50 in response to representation 5096/1/54/55/56 clarify the issues raised. No further wording change to paragraph 7.49 are considered to be required.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/59 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to MD10 due to the lack of inclusion of green infrastructure within policy MD 10 and seeks an amendment to include reference to green infrastructure.

Council's Response(s):

Agree. It is considered that the inclusion of 'green infrastructure' in policy MD 10 (Promoting Biodiversity) would clarify and assist with the implementation of the policy. In addition the Council proposes that the words 'AND ENHANCE' are added to criterion 3 of the policy and that 'EXCHANGE' is replaced with 'INTERCHANGE' in order to clarify the policy and to comply with the Natural Environment and Rural Communities (NERC) Act 2006.

Amend criterion 3 of Policy MD 10 Promoting Biodiversity to read:

3. DEMONSTRATING HOW THEY MAINTAIN AND ENHANCE FEATURES OF IMPORTANCE FOR ECOLOGICAL CONNECTIVITY, INCLUDING WILDLIFE CORRIDORS AND 'STEPPING STONES' AND OTHER GREEN INFRASTRUCTURE THAT ENABLES MIGRATION, DISPERSAL AND/OR GENETIC INTERCHANGE.

In addition, it is considered appropriate to amend criterion 2 of Policy MD 10 to clarify the implementation of the Policy. Amend Policy criterion 2 of MD10 to read:

2. INCORPORATING NEW BIODIVERSITY FEATURES EITHER ON OR OFF SITE TO ENABLE A NET GAIN IN BIODIVERSITY INTEREST. WHERE IT IS DEMONSTRATED THAT THE IMPACT OF DEVELOPMENT ON BIODIVERSITY CANNOT BE ADDRESSED ON SITE, DEVELOPERS WILL BE REQUIRED TO PROVIDE ALTERNATIVE OFF-SITE COMPENSATION TO MAINTAIN NET BIODIVERSITY INTEREST; AND BY"

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/6 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments acknowledging the fact that the LDP has been subject to a risk assessment and the LDP monitoring framework.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required

Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/60 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects on the grounds that some terms used within MD 19 (Low Carbon and Renewable Energy Generation) require more clarification. Representation requests definitions of what is covered by the use of terms; natural heritage, nature conservation, wildlife and landscape importance.

Council's Response(s):

The policy requires that there is no unacceptable impact on the interests of a number of key considerations and, in this respect, it is considered appropriate to identify those constraints that are likely to be practically relevant in assessing renewable energy development proposals.

In assessing future development proposals the LDP will be read as a whole and all other relevant policies will apply. Therefore, the constraints listed Policy MD 19 will be read together with the Plan's relevant design, nature conservation and environmental health policies such as Policy SP 10 (Built and Natural Environment), MD 10 (Promoting Biodiversity) and MG 17 (Special Landscape Areas). Whilst not a comprehensive list, other relevant policies are referenced in the supporting text such as policies MD 8 (Environmental Protection), MD 2 (Place Making) and MD 3 (Design of New Development).

It is considered that the support text to policy MD 19 at paragraph 7.88 could be amended to clarify other relevant LDP policies when considering renewable energy development proposals.

It is proposed to amend the final sentence of paragraph 7.88 to read:

“In this respect, in considering the impact on the interests of those features and constraints listed in policy MD 19, renewable energy proposals will also need to have due regard to the requirements of policies MD 8 (Environmental Protection), MD 10 (Promoting Biodiversity) and MG 17 (Special Landscape Areas) where relevant”.

In addition, is it considered that including these constraints in the Plan's Glossary of Terms would assist in providing clarification.

It is proposed that the following definitions be added to the Glossary of Terms Appendix 1 of the LDP:

Natural Heritage: refers to natural sites with cultural aspects such as cultural landscapes, physical, biological or geological formations.

Cultural Heritage: refers to a monument, group of buildings or site of historical, aesthetic, archaeological, scientific, ethnological or anthropological value.

Wildlife and nature conservation: the practice of protecting and enhancing biodiversity including important plant and wild animal species and their habitats.

Landscape Importance: includes areas identified for their landscape importance such as Special Landscape Areas (SLAs), landscapes, parks and gardens of special historic interest, landscapes of outstanding historic interest and the Glamorgan Heritage Coast. Features of landscape importance can include natural or manmade features important to the character of the landscape, such as, trees, woodland, hedgerows, river corridors, ponds, stone walls, and species rich grasslands.



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/60 **Planning Consultations** **Natural Resources Wales**

Soil Conservation: a set of management strategies for prevention of soil being eroded from the earth's surface or becoming chemically altered by overuse, acidification, salinisation or other chemical soil contamination.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/61 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the LDP delivery and implementation Paragraphs 8.11 and 8.12, Appendix 5 and Appendix 6.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/62 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports Section 9 Measuring Success of the LDP and indicates that NRW would be pleased to aid the monitoring process.

Council's Response(s):

Comments are noted and support welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/63 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

General support for the inclusion of indicators and targets but stresses that there are concerns regarding objectives to reduce the impact of and to mitigating the adverse effects of climate change will not simply be achieved by monitoring one element e.g. developments on flood plains.

Council's Response(s):

Comments noted. It is considered the proposed change would assist in the effective monitoring of Objective 2 and the soundness of the Plan. It is proposed that the monitoring for Objective 2 be amended to acknowledge that other Policy Targets identified in the monitoring framework, such as PT11, which will also be relevant in monitoring the outcomes in relation to climate change.

Amended Objective 2 monitoring section (page 128) to read:

Strategic Policies: SP1, SP7 and SP10

Other Relevant Policies MD1, MD2, MD8 and MD19.

Reducing the impact of and mitigating the adverse effects of climate change will not be achieved through the achievement of one objective. Monitoring of the effects of climate change will therefore also need to reflect a wide range of objective, indicators and targets.

Add new paragraph at 9.15 (page 126) to read:

"The Policy Targets contained in the following sections are not considered to be mutually exclusive and in seeking to achieve the objectives multiple Policy Target indicators may be relevant. This will be made clear within AMRs where this is considered to be the case".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/64 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

General support for inclusion of monitoring indicators and targets but seeks amendment of assessment triggers under Objective 4 for effective monitoring. Representation suggest including reference to Cadw and the Council’s conservation officer (in PT7 and PT8) and the Council’s ecologist in PT10. It is also suggested that PT9 is amended to read “local and national nature conservation designation”. It is considered that the assessment trigger for PT11 should be set sooner than 2021 and should refer to the biodiversity quality of sites.

Council's Response(s):

Comments are noted and proposed amendments to PT7, PT8, PT9, and PT10 the monitoring framework.

In respect of the comments for PT11, the Council consider that the 2021 timescale is appropriate given that the LDP is not scheduled to be formally adopted until 2016 and the 4 year period indicated is consistent with the monitoring and review framework set out in the LDP manual. However, the comment in respect of the monitoring target is accepted. Therefore, to assist with effectiveness of the monitoring targets and the soundness of the Plan it is proposed to amend assessment triggers as proposed by NRW as follows:

Amend PT7 and PT8 – to 1 planning consent issued where there is an outstanding objection from Cadw, NRW or the Council’s Conservation officer.

Amend PT9 – replace "protected site local and national for nature conservation" with: "local or national nature conservation designation".

Amend PT10 – insert "or the Council’s ecologist" at the end.

Amend PT11 – monitoring target to read “Net increase in good quality habitat from major developments”.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/65 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation suggests additional triggers and targets for the monitoring of Objective 10.

Council's Response(s):

Comments are noted and the proposed amendments to the Waste Management monitoring indicators and triggers as proposed by NRW should be incorporated into the plan. Include Waste Management monitoring indicators and triggers as suggested by NRW and amend Policy Target numbering as appropriate:

Indicators:

Amount of vacant units/land within use class B2 sites, which is suitable to accommodate a local waste facility.

Monitoring Target:

Area of vacant units/land within use class B2 sites, developed as a waste management facility.

Number of licensed waste management facilities permitted.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/66 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the LDP monitoring framework, suggesting the inclusion of additional indicators/targets.

Council's Response(s):

Comments are welcomed and proposed amendments to the monitoring indicators and triggers as proposed by NRW:

Sustainable Drainage

Policy Target : The sustainable use and management of natural resources.

Monitoring Targets: The use of sustainable drainage systems (SUDs) are considered in all new development (with the exception of conversions and extensions to existing properties and premises).

Indicators: Amount of development providing SUDs.

Assessment Trigger: One or more planning application approved in any given year including SUDs where appropriate in their design.

Water Quality and Quantity

We suggest that objectives and indicators are developed in relation to water resources (quality and quantity) and to reflect the requirements of the Water Framework Directive.

Policy Target: The sustainable use and management of natural resources.

Monitoring Targets: No development will adversely impact on water quality and water quantity. Conserve water resources and increase water efficiency in new developments.

Indicators: Percentage of water bodies of good status.

Number of permissions granted where there is a known risk of deterioration in status.

Number of permissions which incorporate measures designed to improve water quality.

Assessment Targets:

One or more planning application approved in any given year and contrary to the advice of Natural Resources Wales and/or Dwr Cymru/Welsh Water.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/67 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the last sentence of Paragraph 0.22 of the Non Technical Summary.

Council's Response(s):

It is considered that this proposed amendment would not have impact on the overall sustainability assessment and that clarification can be provided within the SA report addendum where required. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/68 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification of how policies have evolved from the withdrawn 2012 Deposit LDP.

Council's Response(s):

The sustainability appraisal provides comparisons in the sustainability outcomes of the 2012 SA and 2013 SA.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/69 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of Geodiversity as one of the objectives in the LDP SA.

Council's Response(s):

Comments noted. The Sustainability Appraisal Approved Scoping Report establishes the sustainability context and baseline for the Vale of Glamorgan and sets sustainability objectives against which the LDP will be assessed during its preparation. These were subject to a public consultation exercise and reported to Cabinet on 6th June 2007. The Council cannot therefore amend the objectives at this stage. It should however be noted that the LDP Policy MD10 includes geology as an important feature that requires consideration.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/7 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

MD 6 should include settlement boundaries for minor rural settlements which would provide certainty as to where future development could be located. Due to the size and nature of service within certain settlements (e.g. Culverhouse Cross) boundaries need to be identified to better locate development.

Council's Response(s):

Whilst settlement boundaries are a widely accepted planning policy tool for managing development and enabling local authorities to distinguish between existing built up areas and countryside, there is no specific requirement within national planning policy for Local Planning Authorities to identify settlement boundaries when preparing development plans. Where references are made to settlement boundaries within Planning Policy Wales these are within the context of safeguarding the countryside and encouraging sustainable development by directing new development either within or in close proximity to exiting sustainable settlements.

Planning Policy Wales, paragraph 4.7.8 states, "development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design."

However, TAN 6 Planning for Sustainable Rural Communities (July 2010) recognises that in rural areas settlement boundaries can limit the provision of housing to meet local needs, advising at paragraph 2.26 that "In smaller settlements, planning authorities should consider including criteria based policy against which planning applications can be assessed, rather than identifying settlement boundaries".

Within this policy context the Council has considered the merits and appropriateness of maintaining settlement boundaries for those identified in the LDP Settlement Hierarchy. The Council acknowledge that maintaining settlement boundaries can provide a long standing approach to restricting inappropriate expansion of development into the countryside, and provide certainty to communities, landowners and developers as to where the Council wish to see future development occur. Within the larger settlements, maintaining settlement boundaries would ensure that the priority is given to the delivery of LDP housing allocations which could be undermined by potential future edge of settlement windfall developments. This could include disproportionate or large scale windfall development proposals in areas of high development pressure or in otherwise sensitive locations.

One of the key disadvantages of settlement boundaries is that this creates a general presumption that development within boundaries is acceptable. In rural settlements this is particularly problematic as it places pressure on infill development which can impact on the rural character these settlements, many of which in the Vale of Glamorgan contain rural conservation areas. Additionally, this presumption in favour of development increases land values within boundaries compared to that outside of the settlement boundaries, but also creates "hope values" on land adjoining settlement boundaries (i.e. that the land could be included sometime in the future plan review or as a potential "rounding off" development site). The latter reduces the opportunities for "rural exceptions" affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted. This is considered likely to be a key reason for a limited number of rural exception sites for affordable housing being proposed and delivered over the life of the previous Unitary Development Plan.

Furthermore, whilst providing more certainty on locations likely to be acceptable for most forms of development, especially housing, settlement boundaries should not be considered as a

Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/7 **Planning Consultations** **Natural Resources Wales**

strait jacket to all forms of development. Policies in Planning Policy Wales and those in the Adopted UDP and Deposit LDP allow in principle, some forms of development on the edge of a minor villages which are outside but adjacent to the residential settlement boundary (such as proposals for affordable housing, community facilities and rural employment). Likewise it is not always the case that sites/proposals on land within a settlement boundary are suitable for development, which highlights the case that proposals for new development are simply not determined on whether a site falls with or outside a boundary line drawn on map. In this respect, such proposals are considered within the wider context of the site itself alongside other factors such as character of the surrounding area, adjoining uses, and the provision of adequate amenity space, and safe and suitable access.

In light of these factors, the LDP has proposed settlement boundaries around the Key, Service Centre and Primary settlements which are the focus of the majority of future development opportunities. For the Minor Rural Settlements, alongside a number of housing allocations, the LDP proposes criteria based approach for the assessment of future development proposals (Policy MD6 – Development within Minor Rural Settlements). The aim being to ease development pressures within Minor Rural Settlements by allowing “windfall” developments to come forward where considered appropriate on a case by case basis, whilst safeguarding the countryside from inappropriate development. This is particularly the case for those settlements within the hierarchy where housing allocations have been identified.

Notwithstanding this, Policy MD 6 maintains the ability for the Council to restrict inappropriate expansion of development in the countryside, proposals which would have a detrimental impact on the existing settlement or on the wider area. This approach is set out within Policy MD 6, Criteria 1 to 5, and is reinforced at paragraph 7.30 which states that:

“New development should therefore demonstrate a distinct physical or visual relationship with the structures that comprise the settlement. For example, new development should share an existing property boundary or be closely related to existing buildings so as to maintain and strengthen the settlement form. A strong visual relationship is also important, and proposals for new buildings that are divorced or unrelated to the existing properties or settlement or which present an incongruous or large scale extension will not be permitted”.

The criteria contained within Policy MD6 has been developed to reflect the material considerations that the Council would need to consider if settlement boundaries were maintained, for example relating to its impact on the countryside and character of the settlement. This enables development proposals within Minor Rural Settlements to be considered on their own merits rather than considering whether a potential development site lies within or outside a settlement boundary. Indeed, it should be noted that UDP Policy HOUS2 and HOUS8 allow for appropriate small scale development adjacent to settlement boundaries when assessed against criteria based policy. It is considered that the criteria proposed within Policy MD6 are sufficiently detailed to manage development proposals within Minor Rural Settlements and have been significantly enhanced from those previously used.

Therefore, it is considered that the criteria based policy under policy MD6 maintains the ability to appropriately manage new development proposals without imposing the restrictive approach of using settlement boundaries to control future development. This allows for appropriate small scale development within Minor Rural Settlements to be considered on individual merit rather than restricting new development opportunities to a limited number of small-infill and rounding-off plots within and adjoining the defined settlement boundary. This will allow the character of existing settlements to be safeguarded and assist in meeting local housing needs in rural villages, thereby supporting their longer term viability. Therefore, the proposed change is not considered to be required to ensure the soundness of the LDP.

It is noted that similar approaches to management of rural settlement developments and the removal of settlement boundaries has been proposed within Local Plans in England, notably the Cornwall Local Plan (2010-2030) and the Wiltshire LDF Core Strategy (2011).

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/70 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the SA Objective to protect and enhance the built environment with a particular aim of improving and protecting the quality and quantity of inland and coastal waters.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/71 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the SA objective to minimise waste.

Council's Response(s):

Support is Welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/72 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation is supportive of the objective to reduce the need to travel and enable the use of more sustainable modes of transport.

Council's Response(s):

Support is Welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represontor ID and details: ID-5096/1/73 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns that the LDP does not make explicit references to the environment and recommends that references to both protection and enhancement of the environment, although they acknowledge that these are covered in the Plan's strategic objectives.

Council's Response(s):

Environmental protection is considered in policy MD8 of the Deposit LDP, which has been assessed, alongside policies which seek to safeguard and protect nature conservation interests (MD8 Promoting Biodiversity) as well as the historic environment, areas of special landscape and coast environment.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/74 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation notes the removal of some of the strategic policies from the withdrawn Deposit LDP and are seeking an explanation as to why these have been omitted.

Council's Response(s):

In revising and developing the replacement LDP the Council has rationalised policies and developed new policies. However, the 2012 Deposit LDP did not include the strategic policies referred to.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/75 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation expresses concern in respect of the overview commentary about the assessment of the strategic policies as it does not refer to all major negative scores given within the assessment table (Appendix 10).

Council's Response(s):

It is inevitable that all development will result in negative impacts on the areas identified, the LDP seeks to address these matters and seek to mitigate outcomes. The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/76 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks amendments to para 4.61, in that instead of 'weighing up' of positive and negative effects against each other, what would be beneficial is a greater focus on providing recommendations or mitigation that could help address the negative effects identified.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likley impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/77 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification as to what is meant by the last two sentences of paragraph 4.62.

Council's Response(s):

The sentence is self explanatory- that is the potential negative and positive outcomes of the LDP will need to be verified through the monitoring of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/78 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises concerns over the results of the SA assessment particularly regarding changing qualitative individual assessments to quantitative scores.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/79 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification regarding the SA recommended changes to managing growth policies and how these changes have been taken forward into the LDP. They are also concerned with the severity of negative results attributed to MG 11 and therefore makes it difficult for NRW to agree that the policy will contribute to Sustainable Development.

Council's Response(s):

It is inevitable that all development shall result in negative impacts on some of the areas identified, the LDP seeks to address these matters and seek to mitigate outcomes. The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/8 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection raised on the grounds that the LDP should include a specific policy for Culverhouse Cross, rather than being considered under policies MD6 and MD17.

Council's Response(s):

Section 3 of the LDP Sustainable Settlement Appraisal Background Paper sets out the Council's rationale for the categorisation of settlements and assessment methodology. This states that -

"A total of 87 individual settlements were identified within the Vale of Glamorgan. In order to undertake an objective assessment of rural settlements loosely drawn boundaries within reasonable walking distances were used for surveying settlements. Appendix 2 shows a location and boundaries map of each settlement examined in this study. In some cases distinct urban districts were identified for surveying purposes. In considering individual settlements these distinct areas, often known locally under other names, were considered to form a wider functional part of the settlement.

With regard to the identification of Culverhouse Cross as rural minor settlement, paragraph 6.8 states that:

"Culverhouse Cross is the highest scoring settlement within this category and has a high population, estimated at 281. Although not rural in nature it scores similarly to other settlements within this category due to the range of services and facilities which can be accessed locally including retail, leisure and employment uses. The settlement also benefits from frequent bus services and strategic road links to Barry and Cardiff. The assessed area does not have a historic village core but is comprised of a significant amount of suburban residential development along Brooklands Terrace."

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represantor ID and details: ID-5096/1/80 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the amendments of clerical errors in regard to policy numbers.

Council's Response(s):

The policy names and numbers referred to in Table 11 refer to the policies in the Deposit LDP February 2012 which was later withdrawn. Paragraph 4.267 explains that the initial SA assessment was undertaken in 2011 and Table 11 summarises the key SA recommendations in respect to the Managing Development Policies and where recommended changes have been incorporated into the Deposit LDP November 2013.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/81 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions the level of mitigations identified within the SA conclusions.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and provide a robust assessment of the likley impacts of the LDP and how the LDP has sough to influence positive outcomes.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/82 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation raises the issue of gap in some of the indicators within the monitoring framework.

Council's Response(s):

Table identifies indicators and targets for all the SA aims and it is unclear which gaps are referred to.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/83 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions the assessment methodology as in the assessment tables.

Council's Response(s):

The Council are of the opinion that the content and recommendations of the Sustainability Appraisal comply with the SA regulations and, and the methodology of assessment provide a robust assessment of the likely impacts of the LDP and how the LDP has sought to influence positive outcomes. The assessment tables provide detail of the level of work the Council has undertaken in assessing the LDP and try to convey the approach adopted, the main report provides commentary on the outcome of the assessment tables.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represorator ID and details: ID-5096/1/84 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports section 6 Implementation and Monitoring.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/85 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports Table 17 Climate Change monitoring.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/86 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the Monitoring Indicator for water quality to include green infrastructure.

Council's Response(s):

Comments noted. The Sustainability Appraisal Approved Scoping Report establishes the sustainability context and baseline for the Vale of Glamorgan and sets sustainability objectives and indicators against which the LDP will be assessed during its preparation. These were subject to a public consultation exercise and reported to Cabinet on 6th June 2007. The Council cannot therefore amend the indicators at this stage. It should however be noted that the LDP Policy MD10 includes geology as an important feature that requires consideration.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Representor ID and details: ID-5096/1/87 **Planning Consultations** **Natural Resources Wales**

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the HRA and acknowledges its conclusions.

Council's Response(s):

Comments noted and support welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - Introduction

Represor ID and details: ID-5096/1/9 Planning Consultations Natural Resources Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend area Objectives to refer to the need to protect and where appropriate provide access to natural and semi - natural open spaces (To meet Test of Soundness CE1).

Council's Response(s):

The LDP contains a range of policies that seek to protect and enhance natural environment, including overarching Objective 4: To protect and enhance the Vale of Glamorgan's historic, built and natural environment as well as other policies which encompass natural and semi natural spaces. Accordingly it is considered that that emending the area objectives as suggested is unnecessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5102/1/1 Mr Gareth L Roberts

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP1 - Delivering The Strategy

Representor ID and details: ID-5119/1/1 Mr Simon Tofts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 1 on the grounds that the policy should make specific reference to housing for the elderly. Amend SP 1 to include specific reference to housing for the elderly.

Council's Response(s):

The housing needs of ageing population are provided across all type of tenure i.e. both private and affordable- consequently the Council considers that it is not necessary to specifically identify the elderly population given that their housing requirements/choices are largely influenced by personal circumstances.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP1 - Delivering The Strategy

Represor ID and details: ID-5119/1/2 Mr Simon Tofts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as more provision for housing for the elderly should be encouraged within the policy to achieve the creation of balance communities. Amend policy to make reference to the provision of housing for the elderly.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP1 - Delivering The Strategy

Representer ID and details: ID-5119/1/3 **Mr Simon Tofts**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the small site thresholds and suggest that the requirement should be lower or the thresholds increased.

Council's Response(s):

The Council has reviewed its Affordable Housing Viability Assessment (2014) in response to a number of representations received on the Deposit LDP. The updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

With regard to the use of site thresholds, the updated study highlights that site size does not affect viability and confirms the policy position of the Deposit LDP. Therefore, no change is considered to be required to this element of the policy.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP1 - Delivering The Strategy

Representor ID and details: ID-5119/1/4 Mr Simon Tofts

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation objects to Policy MD7 on the grounds that it is too prescriptive and does not address the need of housing for the elderly which may require lower densities.

Council's Response(s):

Policy MD7 sets minimum site densities which reflect that used by the Council to determine the size of development anticipated on allocated sites. It is considered appropriate for the LDP to contain this policy to enable the Council to meet its housing requirement through the sustainable use of land. The policy acknowledges that there may be occasions where the requisite thresholds could be lower, for example, where there would be an unacceptable impact on the character of the area. Notwithstanding this, the densities set relate to net developable densities which exclude land required for other infrastructure not directly associated with the development such as major distributor roads, community facilities, mixed uses and other ancillary infrastructure provisions. It is considered that the policy contains sufficient flexibility and the density standards used are appropriate for new residential developments within the Vale. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represorator ID and details: ID-5123/1/1 Mr John Evans

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Initial representation suggested that reinstatement of the railway line through centre of Penarth along Railway Walk- this was subsequently retracted by the represorator.

Council's Response(s):

Email received from Mr Evans which seeks the withdrawal of this suggestion - therefore no need to further consider this element of the representation.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-5123/2/1 Mr John Evans

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 - Transport Proposals

Representor ID and details: ID-5123/2/2 Mr John Evans

Alternative Site ASA45 - Land at Upper Cosmeston Farm, Lavernock - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to green wedge designation MG18 (6) - South Penarth to Sully, to include housing allocation MG2 (23) Land at Upper Cosmeston Farm.

Council's Response(s):

In preparing a Local Development Plan, the local authority has a responsibility to ensure that sufficient land is available to provide for the identified housing need over the plan period while seeking to ensure a balance between development and the protection of the environment. In this regard the Council has identified a range and choice of deliverable sites in sustainable locations, including site MG2 (23) Land at Upper Cosmeston Farm, Lavernock taking into account their relevant constraints and merits and the contributions that they can make to deliver the aims and objectives of the Deposit Plan. In defining a new green wedge between the south of Penarth and the eastern edge of Sully the Council has sought to prevent the further expansion of Penarth and Sully over and above the allocated sites which have been identified within the Deposit Plan. Therefore, while the comments of the representor are noted, the Council does not concur with the views of the representor that the allocations are contradictory as the Council is required to balance what can appear to be conflicting objectives.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 - Transport Proposals

Represor ID and details: ID-5123/3/1 **Mr John Evans**

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth.

Council's Response(s):

A park and ride facility within the Penarth area has been identified in the South East Wales Transport Alliance (Sewta) Park and Ride study and the Council considers the site at Cosmeston Lakes Country Park is appropriately located to attract daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. In addition it should be noted that the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride facility at Cosmeston Lakes Country Park is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the scheme represents an important and deliverable proposal which will help to encourage the increased use of sustainable transport and reduce the number of car based daily journeys to/from Cardiff. With regard to the environmental and traffic concerns raised, these matters would be addressed through the appropriate detailed design and planning stages. Therefore no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-5134/1/1 Mr T and Mrs D Lock

Alternative Site ASN061 - Land adjacent to Old Rectory, Llandough - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN061 - Land adjacent to Old Rectory, Llandough for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Representer ID and details: ID-5140/1/1 Mr P & Mrs E Trenchard

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the proposed Cosmeston Park and Ride (MG 16 (12)).

Council's Response(s):

As with the residential allocations contained within the Deposit LDP any substantial new development would require the submission of a robust Transport Assessment (TA). The TA would evaluate and determine any mitigation measures which would be required to alleviate any adverse impacts upon the local highway network that had been identified as a result of the development. In addition, detailed design for the park and ride site has yet to be undertaken and these issues could be considered at appropriate detailed design and planning stages. Similarly, detailed consideration has yet to be given to the operation and management of any park and ride facility although given the Council's other objectives it would seek to ensure that any facility would not adversely impact on the use and enjoyment of the Country Park, although this is not a matter than can be addressed by the LDP. The Council considers therefore that the concerns expressed by the representer in relation to the local highway would not justify the deletion of the site from the Deposit LDP and no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-5140/1/2 Mr P & Mrs E Trenchard

Alternative Site ASN028 - Hayes Road Sully Employment Land - Residential

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN028 - Hayes Road Sully Employment Land within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5142/1/1 Mr J & Mrs K Beach

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5142/1/2 Mr J & Mrs K Beach

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5142/2/1 Mr J & Mrs K Beach

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5145/1/1 Ms. Sue Hobbs

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5145/1/2 Ms. Sue Hobbs

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5145/2/1 Ms. Sue Hobbs

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5145/2/2 Ms. Sue Hobbs

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN071 - Land north east of Weycock Cross, Barry within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-5147/1/1 Mr Rhodri Stephens

Alternative Site ASN062 - Land off Trepit Road, Wick - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN062 - Land off Trepit Road, Wick - for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5154/1/1 Mr Peter Simmonds

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5154/2/1 Mr Peter Simmonds

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5155/1/1 Mrs Valerie John

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5155/1/2 Mrs Valerie John

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5155/2/1 Mrs Valerie John

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5157/1/1 Ms. Janice Soderland

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/1 **Mr James Regan**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/10 Mr James Regan

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Objection to the site based on issues with additional traffic, lack of feasibility study and lack of clarity for the route.

Council's Response(s):

A park and ride facility within the Penarth area has been identified in the South East Wales Transport Alliance (Sewta) Park and Ride study and the Council considers the site at Cosmeston Lakes Country Park is appropriately located to attract daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. In addition it should be noted that the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride facility at Cosmeston Lakes Country Park is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area. The scheme represents an important and deliverable proposal which will help to encourage the increased use of sustainable transport and reduce the number of car based daily journeys to/from Cardiff. With regard to the environmental and traffic concerns raised, these matters would be addressed through the appropriate detailed design and planning stages. Therefore, no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/11 Mr James Regan

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5159/1/12 Mr James Regan

Alternative Site ASN005 - Land at Upper Cosmeston Farm, Lavernock - Retail

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN005 - Land at Upper Cosmeston Farm, Lavernock - , for inclusion in the Deposit LDP for retail development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP.

Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5159/1/13 Mr James Regan

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/2 Mr James Regan

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/3 Mr James Regan

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/4 Mr James Regan

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/5 Mr James Regan

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 to overall housing numbers being too high. Need to be lowered to be more realistic. The amount of housing development is too high and would cause traffic issues. Infrastructure in the Vale needs to come first before development. The green wedge around Dinas Powys needs to be reinstated.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5159/1/6 Mr James Regan

Alternative Site ASA41 - Land between Dinas Powys and Penarth - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the green to facilitate the safeguarding of a route for a Dinas Powys Bypass.

Council's Response(s):

Green wedges have been identified under policy MG18 of the Deposit LDP to prevent development which prejudices the open nature of land and the coalescence of settlements. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan and they should only include land that is strictly necessary to fulfil the objective of the policy (PPW 4.8.12). The green wedge designations are intended as a temporary feature in order to achieve the objectives of the policy and as such, their existence and extent may vary between one adopted plan and another under preparation. In preparing a LDP, the council seeks to balance competing objectives and provide housing, employment and new infrastructure whilst protecting the environment and local amenity. In this regard the allocations and designations contained within the deposit LDP are considered to be based on a robust evidence base and the reinstatement of the green wedge around Dinas Powys as suggested by the representor is not considered to be necessary or appropriate. With regard to the Dinas Powys by pass, the Council has no current intention to pursue this proposals and its inclusion within the LDP would not be appropriate as there is no evidence to support its provision or deliverability and it would therefore be contrary to several of the Tests of Soundness against which the LDP is assessed.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys**Representor ID and details:** ID-5159/1/7 Mr James Regan**Alternative Site** ASN019 - Dinas Powys - Dinas Powys Bypass Road**Representation Type** Object**Summary of Representation:**

MG 16 should include the proposal for the Dinas Powys Bypass, with land being safeguarded for its provision and to be built at the earliest opportunity within the LDP strategy. This is due to the increasing traffic problems being caused on the A4055 Cardiff Road at peak commute times. This raises issues for residents of Dinas Powys with congestion and pollution. Also the Merrie Harrier junction needs to be restructured to better control traffic flow. The Cosmeston bus park and ride should be removed as it is too far from the local need.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

It is noted that the St Cyres development site impinges on the previously safeguarded by-pass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

The Council has recently undertaken junction improvement works at the Merrie Harrier junction. These works were funded by the Welsh Government and supported by the Sewta and



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/7 Mr James Regan

included the updating of the traffic control mechanisms and junction realignment within the confines of the existing adopted highway. Further works are currently being investigated as a part of the bus corridor investment package funded by the Cardiff Metro proposals. Additional improvements as promoted by the repesor would require the compulsory purchase of adjoining land and/or residential properties adjacent to the junction and it is the Council's view that such measures cannot be justified at this time.

In respect of the park and ride facility at Cosmeston Lakes Country Park, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the site at Cosmeston is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. It should be noted that in addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Further while the repesor makes various comments in respect of improvements that would benefit the local transport system and/or network, these are either the responsibility of Network Rail and/or the Train Operating Companies, or would encroach upon the commercial operations and involve land in the control of private companies. Notwithstanding this, where such schemes are advanced and supported by the relevant agencies and organisations, the Council would provide support where they can be shown to enhance local transport provision.

Therefore, with regards to the proposed new site allocations, having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated whilst meeting the identified needs. It is considered that the LDP meets the tests of soundness without the need for the suggested alternative site to deliver the identified needs whilst managing the impact of future development. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represorator ID and details: ID-5159/1/8 **Mr James Regan**

Alternative Site ASN099 - Land off Caerleon Road, Dinas Powys - Transportation - new station / transport interchange

Representation Type Object

Summary of Representation:

Representation promotes MG2 (27) - Land off Caerleon Road, Dinas Powys as an alternative site for park and ride provision.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP.

Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5159/1/9 Mr James Regan

Alternative Site ASN063 - Tesco Site, Penarth Marina - Transportation - new station / transport interchange

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN063 - Tesco Site, Penarth Marina, for inclusion in the Deposit LDP for transport uses (bus park and ride)

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered to be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

It is noted that the St Cyres development site impinges on the previously safeguarded by-pass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

The Council has recently undertaken junction improvement works at the Merrie Harrier junction. These works were funded by the Welsh Government and supported by the Sewta and included the updating of the traffic control mechanisms and junction realignment within the confines of the existing adopted highway. Further works are currently being investigated as a part of the bus corridor investment package funded by the Cardiff Metro proposals. Additional improvements as promoted by the representor would require the compulsory purchase of



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5159/1/9 Mr James Regan

adjoining land and/or residential properties adjacent to the junction and it is the Council's view that such measures cannot be justified at this time.

In respect of the park and ride facility at Cosmeston Lakes Country Park, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the site at Cosmeston is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. It should be noted that in addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Further while the repesor makes various comments in respect of improvements that would benefit the local transport system and/or network, these are either the responsibility of Network Rail and/or the Train Operating Companies, or would encroach upon the commercial operations and involve land in the control of private companies. Notwithstanding this, where such schemes are advanced and supported by the relevant agencies and organisations, the Council would provide support where they can be shown to enhance local transport provision.

Therefore, with regards to the proposed new site allocations, having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated whilst meeting the identified needs. It is considered that the LDP meets the tests of soundness without the need for the suggested alternative site to deliver the identified needs whilst managing the impact of future development. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-5160/1/1 Ms. Wendy Youde

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-5161/1/1 Mr Tim Bird

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection to distribution of housing under Policy MG 2. Representation considers there are too many proposed allocations in the Cowbridge, Ystradowen, Bonvilston, St Nicholas area and recommends a new settlement at Llandow or Miskin.

Council's Response(s):

The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.



Deposit Plan Policy - MG 2 - Housing Allocations

Represantor ID and details: ID-5161/1/1 Mr Tim Bird

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5161/1/2 Mr Tim Bird

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation considers a new town within the Vale is needed. Supports a new settlement at Llandow or Miskin.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5174/1/1 Ms. Sue Eldridge

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5174/2/1 Ms. Sue Eldridge

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-5175/1/1 Mr P Gandy

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-5176/1/1 Mr John Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Represorator ID and details: ID-5176/1/2 Mr John Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Blank Representation No Comments Submitted

Council's Response(s):

Blank Representation No Comments Submitted

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representer ID and details: ID-5176/1/3 Mr John Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Blank Representation No Comments Submitted

Council's Response(s):

Blank Representation No Comments Submitted

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site**Represor ID and details:** ID-5178/1/1 **Mr M and Mrs C Hobrough****Alternative Site** ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5179/1/1 Mr Derek Key

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5185/1/1 Mrs K O'Carroll

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5186/1/1 Mr Colin L Jones

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5186/1/10 Mr Colin L Jones

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5186/1/11 Mr Colin L Jones

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5186/1/2 Mr Colin L Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-5186/1/3 Mr Colin L Jones

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (17) - Cowbridge Comprehensive Lower School.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-5186/1/4 Mr Colin L Jones

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-5186/1/5 Mr Colin L Jones

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-5186/1/6 Mr Colin L Jones

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5186/1/7 Mr Colin L Jones

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5186/1/8 Mr Colin L Jones

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete housing allocation policies MG2(19).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5186/1/9 Mr Colin L Jones

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5190/1/1 Mr Arthur O'Leary

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for housing allocation MG2 (20) - Land north and west of Darren Close, Cowbridge.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5191/1/1 Mr Graham Ricketts

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5199/1/1 Ms. K Andrews

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5203/1/1 Ms. Claire Goulden

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5209/1/1 Ros Davies

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5213/1/1 Mr M Hancock

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

Delete MG2 (20) Darren Farm and associate policies MG 16 (19) and MG 6 (4).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5215/1/1 Irene Loader

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5219/1/1 Ivor Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5220/1/1 Mr R and Mrs J Lewis

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5221/1/1 Mr Paul Fisher

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5222/1/1 Mrs Rita Price

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representer ID and details: ID-5223/1/1 Mr I Lewis

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5224/1/1 Mr D and Mrs V Pugh

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5227/1/1 Mr Kevin Freeland

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5227/1/2 Mr Kevin Freeland

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5230/1/1 Marian Arnold

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5230/1/2 Marian Arnold

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5232/1/1 Ann O'Connor

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5233/1/1 Mr John Pattinson

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5237/1/1 Mr Michael Bailey

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5238/1/1 June Benson

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5238/2/1 June Benson

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-5239/1/1 D W Gerrard

Alternative Site ASD14 - MG 2 (17) - Cowbridge Comprehensive Lower School - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-5239/1/2 D W Gerrard

Alternative Site ASD16 - MG 2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-5239/1/3 D W Gerrard

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (17) - Cowbridge Comprehensive Lower School

Represor ID and details: ID-5239/1/4 D W Gerrard

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5240/1/1 Carol Davies

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5241/1/1 Mr R and Mrs M Dowdle

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5242/1/1 **Dr Anne Evans**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5242/1/2 Dr Anne Evans

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5245/1/1 Elizabeth George

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5248/1/1 Sebina Maguire

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5249/1/1 S Milton

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5249/2/1 S Milton

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5252/1/1 A J Rawson

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5257/1/1 S & M Godfrey

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-5259/1/1 **Mr and Mrs S Barrett**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the scale of development proposed in St Nicholas, Bonvilston and Cowbridge and wishes to see this reduced.

Council's Response(s):

The Council's Settlement Hierarchy has been refined from that defined within the Council's previous development plans, and it seeks to direct development to those settlements that offer a range of services and facilities relative to their position within the hierarchy, alongside the future growth aspirations of the LDP Strategy. In this regard the Council considers that the distribution of housing across the Vale accords with the hierarchy. This can be seen through the majority of development (91%) located within the top three settlement tiers (Key Settlement, Service Centre and Primary Settlement).

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In this respect, the LDP Strategy is comprised of four key elements; "To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development". The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-5259/1/1 Mr and Mrs S Barrett

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5263/1/1 D Garnham

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5266/1/1 M Thomas

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5272/1/1 **Mr John Durrant**

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2 (6) Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Representer ID and details: ID-5272/1/2 Mr John Durrant

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major**Represor ID and details:** ID-5272/1/3 **Mr John Durrant****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5272/1/3 **Mr John Durrant**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Representor ID and details: ID-5272/1/4 Mr John Durrant

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supports SP 2 but comments on aerospace business park should be developed prior to the development of any speculative housing development.

Council's Response(s):

Support is welcomed.

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the necessary highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support of the strategic employment site and as part of the St Athan SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5272/1/5 Mr John Durrant

Alternative Site ASN098 - Eglwys Brewis Road - Transportation - highways improvements

Representation Type Object

Summary of Representation:

MG 16 should include a proposal to improve the road infrastructure along the Eglwys Brewis Road. This is due to the road being able to serve the Enterprise Zone; this will also be more cost effective, less disruptive and would not isolate residents from the surrounding area. Alternatively the inclusion of a new joining road between B4265 east of the proposed Northern Access Road into the Enterprise Zone would also be appropriate.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the necessary highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Representor ID and details: ID-5272/1/5 Mr John Durrant

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5282/1/1 Mr and Mrs Wishart

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5285/1/1 Mr J Macnamara & E Macnamara

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5286/1/1 Neil and Sue ..

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5286/2/1 Neil and Sue ..

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5286/3/1 Neil and Sue ..

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan

Represor ID and details: ID-5288/1/1 J Williams

Alternative Site ASD21 - MG 2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-5291/1/1 Mrs Lisa Hadley

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5292/1/1 Mr Stephen Thorne

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP strategy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5292/2/1 **Mr Stephen Thorne**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation makes comments on the location of development within the Vale of Glamorgan.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5292/3/1 Mr Stephen Thorne

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5293/1/1 Mr Adrian Edgeworth

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge

Representor ID and details: ID-5294/1/1 Alan and Kathy Kettle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5295/1/1 Ian & Sharon Paterson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5296/1/1 Mr Paul Baker

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5297/1/1 Alison Edwards

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5298/1/1 Ellen Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5299/1/1 Mrs E Fortunka

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD4 - Community Infrastructure and Planning Obligations

Representor ID and details: ID-5300/1/1 Mr & Mrs D Westlake

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Concern about existing sewerage system in Cowbridge and proposed new developments making it worse.

Council's Response(s):

Policy MD4 provides that the Council will seek to secure new and improved community infrastructure, including service and utilities infrastructure, through planning obligations and/or the Community Infrastructure Levy. These matters have been considered when allocating appropriate sites for development and will be considered further when planning applications are submitted to ensure that appropriate infrastructure is provided and the impacts of new development of utilities are fully mitigated.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (41) - Ogmore Residential Centre

Represor ID and details: ID-5301/1/1 A M Warner

Alternative Site ASD02 - MG 2 (41) - Ogmore Residential Centre - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (41) - Ogmore Residential Centre

Represantor ID and details: ID-5301/2/1 A M Warner

Alternative Site ASD01 - MG 2 (42) - Ogmore Caravan Park - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5302/1/1 Francesca and David Rowley

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5303/1/1 Mr Andrew Banks

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5303/2/1 **Mr Andrew Banks**

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG2 (20) Land North and West of Darren Close.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5303/2/10 Mr Andrew Banks

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5303/2/2 Mr Andrew Banks

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5303/2/3 Mr Andrew Banks

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support fo policy MG2 (17) - Cowbridge Comprehensive Lower School.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5303/2/4 Mr Andrew Banks

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5303/2/5 **Mr Andrew Banks**

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5303/2/6 Mr Andrew Banks

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5303/2/7 **Mr Andrew Banks**

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5303/2/8 Mr Andrew Banks

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5303/2/9 Mr Andrew Banks

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5304/1/1 John & Diana Manning

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5304/2/1 John & Diana Manning

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5306/1/1 Mr Peter Robinson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5307/1/1 Mr & Mrs G Jones

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5308/1/1 Rebecca Exley

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-5309/1/1 Mike Mallen

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is an over estimation. The residential requirement needs to reflect the condition of infrastructure as well as population. Amend by reducing the residential requirement to better reflect the state of infrastructure in the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5311/1/1 Olli Rees

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5312/1/1 Simon Rowlands

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5313/1/1 N Phillips

Alternative Site ASN060 - Bryneithin, St. Andrews Road, Dinas Powys - Community Use

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN060 - Bryneithin, St. Andrews Road, Dinas Powys within the Deposit LDP for community uses.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5313/1/2 N Phillips

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the proposed LDP housing requirement and seeks a reduction in the number of dwellings proposed.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Further details relating to the residential requirement and housing supply of the Plan are provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5313/1/3 N Phillips

Alternative Site ASN018 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Community Use

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN018 - Land adjoining St Cyres School, Murch Road, Dinas Powys within the Deposit LDP for community uses

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5313/2/1 N Phillips

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation provides additional information on technical issues relating to MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys, to be included in Appendix 5.

Council's Response(s):

Comments are noted. Any future application on the site would be required to provide appropriate drainage and sewage infrastructure to serve the needs of the development to the satisfaction of the Council and Dwr Cymru Welsh Water.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5314/1/1 Mr A Pass

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5314/2/1 Mr A Pass

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the site should be allocated for allotments, the slipway would be compromised; the site is between sensitive land uses. It would have a detrimental effect on the Wales coastal path. Remove allocation from the Hayes Road site.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5315/1/1 Laurence & Susan Thomas

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5315/2/1 Laurence & Susan Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5316/1/1 David Holloman

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5317/1/1 Jarlath Garvey

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5317/2/1 Jarlath Garvey

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5318/1/1 Gareth Mansbridge

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5319/1/1 **Greg Swaine**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5320/1/1 **Richard Nowell**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5320/1/2 **Richard Nowell**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5321/1/1 Mr K and Mrs J Bland

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5321/2/1 Mr K and Mrs J Bland

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5322/1/1 S Powell

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5323/1/1 Mr David Briggs

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5323/1/2 **Mr David Briggs**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5323/2/1 **Mr David Briggs**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the allocated site is inappropriate due to the detrimental effects it will have on the coastline, providing open space and the Wales coastal path. Remove allocation from the Hayes Road site and replace with land at the Llangan site.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5324/1/1 Mr Bruce Bollington

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5324/1/2 **Mr Bruce Bollington**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5325/1/1 José and Kathryn Constantino

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5325/2/1 José and Kathryn Constantino

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5325/3/1 José and Kathryn Constantino

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5326/1/1 Mrs G.F McConchie

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representor ID and details: ID-5326/1/2 Mrs G.F McConchie

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Objection to site based on the assumption that the car park will be charging fares increase of vehicles parking in Lavernock Park.

Council's Response(s):

No consideration has yet been given to the operation and management of any future park and ride facility that may ultimately be developed at Cosmeston Lakes Country Park. However, should parking charging be implemented and on street parking in surrounding residential areas occur as a consequence, this would then become a highways management and enforcement and/or police matter and is not an issue for consideration within the LDP. Therefore, no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5326/1/3 Mrs G.F McConchie

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represorator ID and details: ID-5327/1/1 Corrine Shields

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5328/1/1 Mr M Nathan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5329/1/1 Dr Rupert Smith & Mrs Juliet Smith

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (14) - Court Road Depot, Barry

Representer ID and details: ID-5330/1/1 Mr Gomer Thomas

Alternative Site ASD34 - MG 2 (14) - Court Road Depot, Barry - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (14) - Court Road Depot, Barry.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Representor ID and details: ID-5331/1/1 Mr Russell J.L.Evans

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no specific objection to site MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys, but expresses a desire for the existing pathway adjoining the site to be reinstated.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5332/1/1 Mr John Wood

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5332/2/1 Mr John Wood

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5333/1/1 **Dr Andrew C.Kerr**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

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Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5333/2/1 **Dr Andrew C.Kerr**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5334/1/1 Mr & Mrs Phillip

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5335/1/1 Mr G.Marks & Mrs S.Marks

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5335/2/1 Mr G.Marks & Mrs S.Marks

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (21) - Plasnewydd Farm, Llantwit Major

Representor ID and details: ID-5337/1/1 Michael Doucus

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supports policy MG2 (21) - Plasnewydd Farm, Llantwit Major.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5338/1/1 **Graham Budden**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5339/1/1 Linda Budden

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5340/1/1 **Graham Bailey**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5341/1/1 Margaret Bailey

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5343/1/1 Catherine & Colin Burrows

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5344/1/1 **Mr Godfrey John Phillips**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5344/1/2 **Mr Godfrey John Phillips**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-5345/1/1 Colm O'Shea

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to the increased housing supply and the subsequent allocation of 535 dwellings up stream of Boverton. Development will have an adverse effect on Boverton which already suffers from flooding. Amend by prioritising infrastructure improvements to the Vale especially Boverton.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5346/1/1 Dr David Stuart Fernie

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5347/1/1 Mr & Mrs Maddocks

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5348/1/1 Mr Robert Hopkins

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5348/2/1 Mr Robert Hopkins

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5349/1/1 Mr Bryan & Mrs Rosemary Grice

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5350/1/1 James Geoffrey Hanlan

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to housing allocation MG2 (46) - Land West of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5351/1/1 Rosemary Frances Fernie

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5352/1/1 Gabrielle Briony Fernie

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - SP4 - Affordable Housing Provision

Represorator ID and details: ID-5354/1/1 Derek Walker

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation comments on the benefits of co-operative housing schemes and considers the LDP should support co-operative housing schemes in meeting Welsh Government targets for the long and short term provision of sustainable housing.

Council's Response(s):

Comments noted. The Council considers that it would be beneficial to identify the potential types of affordable housing that may be sought under the policies of the Plan. Amend first sentence of paragraph 5.50 to read:

5.50 As the local planning authority the Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments to meet local housing needs. This may include the use of social and intermediate rent, low cost market housing, as well as proposals for co-operative housing and housing for older persons. Further information on this aspect is included under Policy MG 4 and in the Council's Affordable Housing Delivery background paper. The Affordable Housing Viability Study (2013) assesses the ability of new residential developments throughout the authority to provide an element of affordable housing within schemes, concluding that new residential developments in the Vale of Glamorgan can provide between 30 and 40 % affordable housing. These requirements have been taken into account when formulating Policy MG 4.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5355/1/1 Susan Anderson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5356/1/1 Ian Brice

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5357/1/1 **Anthony M Bennett**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5358/1/1 **Barbara Bennett**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5359/1/1 **Betty Alden**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (21) - Plasnewydd Farm, Llantwit Major

Represor ID and details: ID-5360/1/1 Jo Foxall

Alternative Site ASD05 - MG 2 (21) - Plasnewydd Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5361/1/1 **Martin Ebejer**

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5362/1/1 **Mr. & Mrs G. Howell**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation relates to fracking and the desire for the LDP to include policy against the exploration/extraction of shale gas within the LDP.

Council's Response(s):

Comments are noted. A specific policy in relation to shale gas extraction (or fracking) is not appropriate or necessary given the Plans other policies such as MG23 (Mineral Working) and MD8 (Environmental Protection). Paragraph 6.140 sets out how the council will consider applications for unconventional gas.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5363/1/1 Mr Gari Evans

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5363/2/1 Mr Gari Evans

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5363/2/2 Mr Gari Evans

Alternative Site ASN070 - Hayes Road, Sully - Community Use

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5363/3/1 Mr Gari Evans

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5364/1/1 D.B.Owen

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5365/1/1 Mr & Mrs Parselle

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5365/2/1 Mr & Mrs Parselle

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5366/1/1 Mr & Mrs Bates

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5367/1/1 Mr Thomas R Fairhurst

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5368/1/1 Mr Peter Murrins

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Housing requirement (SP3) is derived from inaccurate population projections. The number of dwellings proposed is excessive. Remove Swanbridge Road reserve site (site 46). Both Swanbridge Rd and Cog Rd are unsuitable for the volume of traffic generated by increased development. Development of site 46 is contrary to MD1 as site is considerable distance from public services and facilities.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5368/1/2 Mr Peter Murrins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection is not directly related to policy MD5, representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5368/1/3 Mr Peter Murrins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of reference to site MG 2 (46) - Land west of Swanbridge Road, Sully from Appendix 4.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised with this representation is provided within the Council's Deposit LDP Consultation Report: Summary of Consultation and Key Issues.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5368/1/4 Mr Peter Murrins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of reference to site MG 2 (46) - Land west of Swanbridge Road, Sully from Appendix 5.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised with this representation is provided within the Council's Deposit LDP Consultation Report: Summary of Consultation and Key Issues.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5369/1/1 Mrs Jane Williams

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-5370/1/1 Mr Nigel Williams

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the ground the housing requirement is too high for services and infrastructure to facilitate. Amend by reducing the housing requirement to a level which the existing service and infrastructure can adequately cope.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Represor ID and details: ID-5373/1/1 Andrew Boxhall

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5374/1/1 Chris Williams

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site - MG 2 (43) - Land to the East of St. Nicholas -

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5375/1/1 Kate Williams

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5376/1/1 Philip Gershenson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-5377/1/1 Mr Rod Hill

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5378/1/1 Mr W Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5379/1/1 Paul Griffiths

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5380/1/1 Mrs Valerie Baker

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5380/1/2 Mrs Valerie Baker

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objection is not directly related to policy MD5, representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5380/1/3 Mrs Valerie Baker

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of references to site MG2 (46) in Appendix 4.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5380/1/4 Mrs Valerie Baker

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of references to site MG2 (46) in Appendix 4.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge

Represontor ID and details: ID-5381/1/1 Stewart Murton

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG16 (19) - Link Road Between A48 and Llantwit Major Road, Cowbridge.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5382/1/1 Susan Collings

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represantor ID and details: ID-5382/1/2 Susan Collings

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representer ID and details: ID-5382/1/3 Susan Collings

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2 in particular support for the housing allocations in Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (6) - Cwrt-Yr-Ala Basin

Represor ID and details: ID-5383/1/1 Nigel Clark

Alternative Site ASA61 - Land south east of Culverhouse Cross - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation objects to MG17 (6) - Cwrt-Yr-Ala Basin and seeks an amendment of the boundary to exclude land in the represors ownership (alternative site ASA61).

Council's Response(s):

Paragraph 6.121 of the LDP clearly states that 'The designation of Special Landscape Areas is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special qualities and characteristics for which the SLAs have been designated are protected.' Therefore, while the comments are noted, the designation of the SLA is not considered to present an impediment to permitted business uses within the identified area subject to compliance with other policies within the plan and any relevant supplementary planning guidance. The Special Landscape Areas (SLAs) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The Council therefore considers that the SLA boundaries are based on robust and current information and that the deletion of the area identified from the SLA is irrelevant.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (6) - Cwrt-Yr-Ala Basin

Representor ID and details: ID-5383/2/1 Nigel Clark

Alternative Site ASA61 - Land south east of Culverhouse Cross - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation objects to MG17 (6) - Cwrt-Yr-Ala Basin and seeks an amendment of the boundary to exclude land in the representors ownership (alternative site ASA61).

Council's Response(s):

Paragraph 6.121 of the LDP clearly states that 'The designation of Special Landscape Areas is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special qualities and characteristics for which the SLAs have been designated are protected.' Therefore, while the comments are noted, the designation of the SLA is not considered to present an impediment to permitted business uses within the identified area subject to compliance with other policies within the plan and any relevant supplementary planning guidance. The Special Landscape Areas (SLAs) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The Council therefore considers that the SLA boundaries are based on robust and current information and that the deletion of the area identified from the SLA is irrelevant.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (6) - Cwrt-Yr-Ala Basin

Representor ID and details: ID-5384/1/1 Clive Cornish

Alternative Site ASA61 - Land south east of Culverhouse Cross - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation objects to policy MG17 (6) - Cwrt-Yr-Ala Basin and seeks an amendment of the boundary to exclude land in the representors ownership (alternative site ASA61).

Council's Response(s):

Paragraph 6.121 of the LDP clearly states that 'The designation of Special Landscape Areas is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special qualities and characteristics for which the SLAs have been designated are protected.' Therefore, while the comments are noted, the designation of the SLA is not considered to present an impediment to permitted business uses within the identified area subject to compliance with other policies within the plan and any relevant supplementary planning guidance. The Special Landscape Areas (SLAs) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The Council therefore considers that the SLA boundaries are based on robust and current information and that the deletion of the area identified from the SLA is irrelevant.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5385/1/1 John Sant

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG17 (6) - Cwrt-Yr-Ala Basin

Represor ID and details: ID-5386/1/1 **Leighton Fernandes**

Alternative Site ASA61 - Land south east of Culverhouse Cross - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation objects to MG17 (6) - Cwrt-Yr-Ala Basin and seeks an amendment of the boundary to exclude land in the represors ownership (alternative site ASA61).

Council's Response(s):

Paragraph 6.121 of the LDP clearly states that 'The designation of Special Landscape Areas is not intended to prevent development but to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping, to ensure that the special qualities and characteristics for which the SLAs have been designated are protected.' Therefore, while the comments are noted, the designation of the SLA is not considered to present an impediment to permitted business uses within the identified area subject to compliance with other policies within the plan and any relevant supplementary planning guidance. The Special Landscape Areas (SLAs) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The Council therefore considers that the SLA boundaries are based on robust and current information and that the deletion of the area identified from the SLA is irrelevant.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5388/1/1 Christine Griffiths

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5389/1/1 Mark Essenhigh

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5390/1/1 Sarah Hill

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5391/1/1 Mr Alan McNee

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5392/1/1 **Mr G and Mrs A Richards**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5392/2/1 Mr G and Mrs A Richards

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5393/1/1 Mrs Mary Lycett

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5394/1/1 **Adrienne Jones**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5394/1/2 Adrienne Jones

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN071 - Land north east of Weycock Cross, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5394/2/1 Adrienne Jones

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5394/2/2 Adrienne Jones

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN059 - Land South West of Weycock Cross for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5394/3/1 Adrienne Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5394/3/2 Adrienne Jones

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5395/1/1 Pamela Haines

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-5396/1/1 **Gwenda Griffith**

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow, for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5397/1/1 W.E.J. Philpin

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5398/1/1 ILLIAN & SIAN JAMES

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-5399/1/1 Michael Dunn

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of the Dinas Powys Bypass within policy SP7 and for a route the road to be identified and safeguarded, supporting paragraph to be amended to reflect the changes to the policy.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme. Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-5399/2/1 Michael Dunn

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Represor objects to the park and ride facility proposal based on it being in an inappropriate location, a lack of necessity for the facility and considers that it would be too close to Penarth Railway Station (which should be its terminus in order to get people to Cardiff city centre by train rather than Cardiff Bay). The represor then goes onto list the points and sentences which should be removed or deleted within policies and paragraphs from the LDP.

Council's Response(s):

A Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers that the site at Cosmeston Lakes Country Park is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal that would help reduce the number of car based daily journeys to/from Cardiff. It should be noted that in addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5400/1/1 Mike McCarthy

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5401/1/1 Liane James

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5401/2/1 Liane James

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5401/3/1 Liane James

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5402/1/1 Carol Stingl

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5402/2/1 Carol Stingl

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5402/3/1 Carol Stingl

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5403/1/1 Richard & Olwen Moremon

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5403/2/1 Richard & Olwen Moremon

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5404/1/1 Claire Piper

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5405/1/1 Mr Nigel Adams

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5405/1/2 **Mr Nigel Adams**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5405/2/1 Mr Nigel Adams

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5405/2/2 Mr Nigel Adams

Alternative Site ASN028 - Hayes Road Sully Employment Land - Residential

Representation Type Object

Summary of Representation:

Reallocate employment site MG 9 (7) at Hayes Road, Sully for residential development. Representation objects to site allocation MG2 (46) Land West of Swanbridge Road, Sully and requests the alternative use of brownfield sites such as ITV Wales, Culverhouse Cross MG2 (39) and Hayes Road Sully MG9 (7).

Council's Response(s):

It is considered that reallocating the employment allocation MG9 (7) for residential development would be contrary to the findings of the Council's Employment Land and Premises Study (2013). This states that there is currently a shortage of good quality office space within the Barry area, including demand for small units up to 93 sq. m leasehold suites (paragraphs 5.15-16), and demand for small developable plots of 0.4-1.2 ha, (paragraph 5.21). The study also suggests that the availability of land is currently stifled by the current economic conditions; and within this context the study explicitly refers to the land owner intentions in the Hayes Lane/Hayes Road area (paragraph 6.22 and 6.36). Therefore whilst there is demand for local employment premises/land within the Barry area, owner intentions are restricting supply. Furthermore, it is considered that the Deposit LDP adequately provides for the identified housing requirements for the Vale of Glamorgan over the plan period, and there is no requirement for additional housing allocations such as the suggested site. Therefore, no changes are required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5406/1/1 Mr David Lewis

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5406/1/2 **Mr David Lewis**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5407/1/1 **Mr Michael Davies**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5407/2/1 Mr Michael Davies

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5407/3/1 Mr Michael Davies

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5408/1/1 Dr RM Jones

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5410/1/1 Mrs RM Jones

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5411/1/1 David Raynor Howel

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5412/1/1 Mrs Judith Payne

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5413/1/1 Eira Mary Howell

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5414/1/1 Mrs Linda Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5414/2/1 Mrs Linda Thomas

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5415/1/1 Mrs Victoria James

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represantor ID and details: ID-5416/1/1 Mrs Maureen Poole

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5416/2/1 Mrs Maureen Poole

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5416/3/1 Mrs Maureen Poole

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5416/3/2 Mrs Maureen Poole

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5417/1/1 Mr Russell James

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5418/1/1 Mrs Victoria Bird

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5418/2/1 Mrs Victoria Bird

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5419/1/1 Mark and Tracey Ovenstone

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5419/1/2 Mark and Tracey Ovenstone

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5419/1/3 Mark and Tracey Ovenstone

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5421/1/1 Fred Gibson

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5422/1/1 Colin Jones

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5423/1/1 Anthony Gill

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5424/1/1 Mark Carter

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5425/1/1 Mark Francis

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5426/1/1 Mrs Valerie Dixon

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5426/1/2 Mrs Valerie Dixon

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5426/2/1 Mrs Valerie Dixon

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5427/1/1 Mr Roger Cussell

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5428/1/1 P Bradshaw

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representer ID and details: ID-5429/1/1 Mr David Evans

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5430/1/1 Beal Benford & Mechelle Collard

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5431/1/1 Mrs Karen Ling

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the allocation of the site so close to Sully residential area will cause house prices to fall and be detrimental to any future commercial and residential developments. Remove the gypsy and traveller site allocation from the Hayes Road site.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5431/2/1 Mrs Karen Ling

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5432/1/1 **B Philip & Olive Irish**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5433/1/1 Ms V.Barker & Mr A.Grattan

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5433/2/1 Ms V.Barker & Mr A.Grattan

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5433/3/1 Ms V.Barker & Mr A.Grattan

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5434/1/1 Mrs Glenna Hilbourne

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5434/2/1 Mrs Glenna Hilbourne

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5435/1/1 Mr Martyn Hilbourne

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5435/2/1 Mr Martyn Hilbourne

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5436/1/1 Mr Lino Scaglioni

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5437/1/1 Mr D.& Mrs P. Randles

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5438/1/1 Ms M Sanson

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5439/1/1 Philip Davies

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5440/1/1 Mrs Mary Scourfield

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5440/2/1 Mrs Mary Scourfield

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5440/3/1 Mrs Mary Scourfield

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5441/1/1 Mr & Mrs M.Clark

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5442/1/1 Mrs B.J.Cox

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5443/1/1 **Glenys Davies**

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG23 - Mineral Working

Represor ID and details: ID-5444/1/1 Richard Watkins

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the threat of extracting fossil fuels from shale. LDP should consider this detrimental to the Vale and plan to protect and prevent this type of extraction.

Council's Response(s):

A specific policy in relation to shale gas extraction (or fracking) is not appropriate or necessary. Paragraph 6.140 sets out how the council will consider applications for unconventional gas.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Representor ID and details:** ID-5445/1/1 DB Worsell**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representer ID and details: ID-5445/1/1 DB Worsell

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representor ID and details: ID-5445/1/2 DB Worsell

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG9 (3) - St Athan Strategic Opportunity Area.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5446/1/1 Mrs B F Pidgeon & Miss B T Lee

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5447/1/1 S & J Isaacs

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5447/2/1 S & J Isaacs

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5448/1/1 John Redknap

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5449/1/1 Anthony Mears

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG23 - Mineral Working

Represorator ID and details: ID-5450/1/1 Sian Elin Jones

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on fuel extraction through shale and its detrimental effect to the Vale. The LDP should safeguard against this. Investment in renewable energies. The control of new developments to a small scale. Adhere to bilingual policy of the Welsh Government.

Council's Response(s):

A specific policy in relation to shale gas extraction (or fracking) is not appropriate or necessary. Paragraph 6.140 sets out how the council will consider applications for unconventional gas. Comments regarding the need to control development are noted. It is considered the Plan contains appropriate policies to manage development. Street naming is beyond the scope of the LDP and is addressed under the Councils other polices and procedures.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5451/1/1 Linda Harrison

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5451/2/1 Linda Harrison

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5452/1/1 Mr DC and Mrs HC Johnson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5452/2/1 Mr DC and Mrs HC Johnson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5453/1/1 Claire Gardner

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5453/2/1 Claire Gardner

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5454/1/1 PF & J Woodhouse

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5455/1/1 Mr & Mrs Press

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5455/2/1 Mr & Mrs Press

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5455/3/1 Mr & Mrs Press

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5456/1/1 Gareth and Olga Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5456/2/1 Gareth and Olga Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represorator ID and details: ID-5457/1/1 Mrs O.Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represantor ID and details: ID-5457/2/1 Mrs O.Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5458/1/1 Mr & Mrs Payne

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5458/2/1 Mr & Mrs Payne

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5459/1/1 Anna Miller

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5460/1/1 Megan Hewitson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5461/1/1 Ella Hewitson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5462/1/1 Karen Nunn

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP3 - Residential Requirement

Represantor ID and details: ID-5463/1/1 David Melding AM

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation highlights the current sewage problems in Cowbridge and that any additional housing should be supported by new infrastructure.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5464/1/1 Mrs C Chapple

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5465/1/1 Mr R & Mrs N Allely

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)**Represor ID and details:** ID-5465/2/1 Mr R & Mrs N Allely**Alternative Site** ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5466/1/1 Fay Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5466/2/1 Fay Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5468/1/1 Peter Morris

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5469/1/1 Hannah Hartrey

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5469/2/1 Hannah Hartrey

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5470/1/1 Mr Andrew Richards

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5470/1/2 **Mr Andrew Richards**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5470/2/1 **Mr Andrew Richards**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5471/1/1 Mr John Butcher

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5471/1/2 Mr John Butcher

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representer ID and details: ID-5471/1/3 Mr John Butcher

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2 in particular the housing allocations in Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represantor ID and details: ID-5472/1/1 Mrs Louise Morgan

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5)Green Wedge - Between Barry & Rhoose

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represantor ID and details: ID-5472/1/2 Mrs Louise Morgan

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represorator ID and details: ID-5472/1/3 Mrs Louise Morgan

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2 in particular the housing allocations in Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Represor ID and details: ID-5473/1/1 Mrs Olwen Davies

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5474/1/1 J.L.Bywater

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5475/1/1 Mr J.Moseley

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5475/1/2 Mr J.Moseley

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN071 - Land north east of Weycock Cross, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5475/2/1 Mr J.Moseley

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5475/2/2 Mr J.Moseley

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5476/1/1 Mrs Patricia Brand

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Representor ID and details:** ID-5477/1/1 Mr Roger Drye**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representer ID and details: ID-5477/1/1 Mr Roger Drye

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5477/1/2 Mr Roger Drye

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5477/1/3 Mr Roger Drye

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representor ID and details: ID-5477/1/4 Mr Roger Drye

Alternative Site ASD23 - MG 9 (2), MG 10 - St Athan - Cardiff Airport Enterprise Zone - Delete Site

Representation Type Object

Summary of Representation:

Objects to SP 2 on the grounds the strategic site is too large and the aerospace business park should be built before any speculative housing is developed. Amend by reducing size of strategic site and focusing development on Aerospace Business Park.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Residential allocations are proposed in the St Athan area in order to reflect the strategic importance of the St Athan Strategic Opportunity Area identified under Policy SP2 (Strategic Sites). This site is considered to form part of those allocations which support the development needs of the Strategic Site at St Athan and provide the opportunity for future employees to live in the area.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5478/1/1 Mr Brian Davies

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5478/2/1 Mr Brian Davies

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Representor ID and details:** ID-5479/1/1 MMr & Mrs Leach**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representer ID and details: ID-5479/1/1 MMr & Mrs Leach

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5479/1/2 MMr & Mrs Leach

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Representation object to MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major ,raising concerns regarding the impact that the proposed development would have locally.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5479/1/3 MMr & Mrs Leach

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Representation object to MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road, raising concerns regarding the impact that the proposed development would have locally.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representer ID and details: ID-5479/1/4 MMr & Mrs Leach

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 9 (3) due to its excessive scale, Land at Llandow should be allocated for appropriate development. Amend by reducing MG 9 (3) allocation.

Council's Response(s):

Although supporting the principle fo the Aerospace Enterprise Zone, objections were made in terms of its excessive scale. The St. Athan Enterprise Zone identified within the LDP reflects the overall area or gross area of land at MoD St Athan based on the existing boundary rather than the area of land that will be developed for the proposed Aerospace Business Park. Since the operations of the Aerospace Business Park would largely be undertaken "behind the wire", that is within the boundary of the MoD St Athan site, it is considered appropriate to identify this area on the LDP Proposals Map.

Policy MG 9 sets out the gross and net developable site areas and it is anticipated that some 208 hectares of the site would be occupied for Aerospace related uses and excludes the runway, the surrounding sterile area and other known environmental mitigation sites. The net developable area does however include some existing ancillary buildings and other areas which currently occupy the site as these may be reconfigured as part of the Aerospace Business Park The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represorator ID and details: ID-5480/1/1 Mr N.T & Mrs J.Harris

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site

Representation Type Object

Summary of Representation:

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represorator ID and details: ID-5480/1/1 Mr N.T & Mrs J.Harris

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Representor ID and details: ID-5480/1/2 Mr N.T & Mrs J.Harris

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Objects to SP 2 on the grounds too much development is on greenfield sites, the Eglwys Brewis Rd needs improvement and the aerospace business park is too large and lacking in housing allocation. Amend by re-allocating development on to brownfield sites, reduce size of strategic site and improve infrastructure along Eglwys Brewis Rd.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5480/1/3 Mr N.T & Mrs J.Harris

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 2 on the grounds too much development is on greenfield sites, the Eglwys Brewis Rd needs improvement and the aerospace business park is too large and lacking in housing allocation. Amend by re-allocating development on to brownfield sites, reduce size of strategic site and improve infrastructure along Eglwys Brewis Rd.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5481/1/1 **Andrew Smith**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5481/2/1 **Andrew Smith**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5482/1/1 Hilary and Kevin Taylor

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5482/1/2 Hilary and Kevin Taylor

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representer ID and details: ID-5482/1/3 Hilary and Kevin Taylor

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2 in particular the housing allocations in Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5483/1/1 Alison Caygill

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5484/1/1 A. B Luen

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5486/1/1 Mr & Mrs Charlton

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5487/1/1 Mr & Mrs Orrell

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5488/1/1 Mrs Cynthia Gibb

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5489/1/1 Mr & Mrs Pritchard

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5489/2/1 Mr & Mrs Pritchard

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5489/3/1 Mr & Mrs Pritchard

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5490/1/1 Cary Archard

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5491/1/1 Mr Alan Carr

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5492/1/1 Mr & Mrs D.Lloyd

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5493/1/1 Mrs Hannah Isherwood

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5493/2/1 Mrs Hannah Isherwood

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5493/3/1 Mrs Hannah Isherwood

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5494/1/1 Chris Preston

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5495/1/1 Anthony Stingl

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5495/2/1 Anthony Stingl

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represantor ID and details: ID-5496/1/1 Elizabeth Lyons

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation wishes to see the deletion of site MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site). Objects to MG 1 due to increased housing supply figures. Housing supply should be reduced and more focus on improving infrastructure and community facilities should be considered.

Council's Response(s):

The housing needs of aging population are provided across all type of tenure i.e. both private and affordable- consequently the Council considers that it is not necessary to specifically identify the elderly population given that their housing requirements/choices are largely influenced by personal circumstances.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5496/1/2 Elizabeth Lyons

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5497/1/1 B Stephens

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5498/1/1 Mr & Mrs Hailes

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5499/1/1 Mrs D C Fisher

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the Sustainability Appraisal MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5500/1/1 Mrs Maureen Clarke

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5500/1/2 Mrs Maureen Clarke

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5501/1/1 Mr Graham Clarke

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5501/1/2 Mr Graham Clarke

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5502/1/1 C.Williams

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-5503/1/1 Mr Keith Lewis

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation comments on the size of the proposed strategic site and enterprise zone.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites**Representor ID and details:** ID-5503/1/2 **Mr Keith Lewis****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5503/1/2 **Mr Keith Lewis**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5503/1/3 Mr Keith Lewis

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Deletion of site MG2(6) Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5503/1/4 Mr Keith Lewis

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5504/1/1 Mr & Mrs Brown

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5504/2/1 **Mr & Mrs Brown**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5505/1/1 **Monica J Milton**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5507/1/1 **Mr & Mrs Beynon**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5508/1/1 E J Milton

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5509/1/1 Mrs Susan Colman

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5509/2/1 Mrs Susan Colman

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5510/1/1 Mr Norman Willcox

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5511/1/1 J.M.T.williams

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5512/1/1 L.K.Eveleigh

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5513/1/1 **Mr John James**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5514/1/1 Mr Adrian Griffin

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP11 - Tourism and Leisure

Represorator ID and details: ID-5515/1/1 Ms E Nash

Alternative Site N/A

Representation Type Object

Summary of Representation:

Equine tourism should be included in SP11 policy. Bridle paths should be identified within the LDP.

Council's Response(s):

Policy SP11 is an overarching policy that seeks to promote tourism in general within the Vale of Glamorgan, it is not an "activity based" policy and therefore it would be inappropriate to list specific tourism activities as has been suggested by the represorator. Similarly it is considered that the LDP policy framework can adequately address the assessment of equine developments under the range of development management and managing growth policies of the Plan. The use of bridle paths controlled by separate legislation and policy and is a matter that is overseen by the Council in undertaking its statutory functions and responsibilities for the Public Rights of Way network.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP11 - Tourism and Leisure

Represantor ID and details: ID-5515/2/1 Ms E Nash

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5516/1/1 Suzanne Rowlands

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5517/1/1 Fiona John

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5518/1/1 Jennifer Thorne

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments generally supportive of the LDP objectives for the use of brownfield land, regeneration and the provision of affordable housing.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5519/1/1 **Richard and Judy Browning**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5520/1/1 Dr Allyson Lipp

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5521/1/1 Dr Paul V Woodsford

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG2 (19) Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5522/1/1 Ysobel Jones (Hopkins)

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5523/1/1 Richard and Judy Griffiths

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5523/1/10 Richard and Judy Griffiths

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5523/1/2 Richard and Judy Griffiths

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5523/1/3 Richard and Judy Griffiths

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (17) - Cowbridge Comprehensive Lower School.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5523/1/4 Richard and Judy Griffiths

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5523/1/5 **Richard and Judy Griffiths**

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5523/1/6 Richard and Judy Griffiths

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5523/1/7 Richard and Judy Griffiths

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5523/1/8 Richard and Judy Griffiths

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5523/1/9 Richard and Judy Griffiths

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5524/1/1 Eleanor Gower

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5524/1/2 **Eleanor Gower**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5525/1/1 Carol Downs

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5525/1/2 Carol Downs

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5526/1/1 Gareth Mitchell

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5527/1/1 Mrs Nicholine Treharne

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5528/1/1 Elizabeth & Peter Ryland

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5528/1/2 Elizabeth & Peter Ryland

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5529/1/1 Peter Lindsay Gray

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5530/1/1 Mr S.M.Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5530/2/1 Mr S.M.Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5530/2/2 Mr S.M.Jones

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5531/1/1 **Mr Andrew Davies**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5531/1/2 Mr Andrew Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5531/1/3 Mr Andrew Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of references to site MG2 (46) from Appendix 4.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5531/1/4 Mr Andrew Davies

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of references to site MG2 (46) in Appendix 5.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5531/2/1 Mr Andrew Davies

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/1 Cllr John Drysdale

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supports the distribution of housing across the LDP settlement hierarchy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/2 Cllr John Drysdale

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on regional retail footprint which does not take in to account the regional planned provision.

Council's Response(s):

The CACI retail planning study concludes that retail expenditure within the Vale of Glamorgan is heavily influenced by the area's geographic proximity to Cardiff and that there is a significant leakage of retail spend to the city. While the study identifies the need for additional convenience and comparison retail floor space it can only consider the need for additional supply in terms of local need as any new provision will be heavily influenced by Cardiff's significant retail presence. In this regard, Policy SP6 identifies additional provision for new comparison and convenience facilities within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/3 Cllr John Drysdale

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/4 Cllr John Drysdale

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/5 Cllr John Drysdale

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 should include reference to the type of cycle lanes proposed for cycle ways, in particular separating pedestrians and motorists from cyclists and having cycle ways linking to rail stations.

Council's Response(s):

The Deposit LDP identifies walking and cycling proposals across the Vale of Glamorgan which seek to encourage the greater use of sustainable transport and promote walking and cycling. Funding for such infrastructure is primarily available from the Welsh Government through a range of funding streams however as with all finances this is limited and spread across Wales. In the development of cycle infrastructure, the Council is therefore tasked with providing facilities at best possible cost in order to meet the needs identified whilst maintaining best practise in accordance with relevant guidelines and manuals. Therefore, while the comments of the representor are noted, segregated routes as suggested are not always possible and indeed may not always be the best option. The Council will therefore continue to seek appropriate advice and to provide the most suitable scheme at the best possible cost to meet the needs identified by that location.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/6 Cllr John Drysdale

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the above statement should be added to the subtext para. 6.39.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate for addressing the identified need. In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is the Council's opinion that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/7 Cllr John Drysdale

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the above statement should be added to the subtext para. 6.40.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate for addressing the identified need. In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is the Council's opinion that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-5532/1/8 Cllr John Drysdale

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects as Policy MD 10 is too focused on specific sites of biodiversity interest, and on the potential impact on biodiversity at individual development sites. Amend to include biodiversity considerations on wider ecology and interconnections. Include new paragraph after 7.46 (MD 10 Promoting Biodiversity) that put biodiversity into wider context.

Council's Response(s):

Policy MD10 is clear in its intention to apply to all new development proposals and their impact on biodiversity. However it is accepted that there is some discrepancy between the policy wording and the first sentence of the supporting text at paragraph 7.46 which refers to 'statutory designated area of biodiversity interest'. In this regard it is proposed that an amendment is made to the supporting text in order that it does not conflict with the policy and to ensure consistency with legislation.

Amend paragraph 7.46 to read:

7.46 Development proposals will be required to ensure that areas of biodiversity interest are not unacceptably affected by development. Proposals will be required to ensure that biodiversity interest is maintained and enhanced to achieve overall net gain. Impact on biodiversity at individual sites must be considered in the context of ecological connectivity across the whole Vale safeguarding existing and generating new ecological corridors e.g. retention of tree lines and hedgerows.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-5532/1/9 Cllr John Drysdale

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD removing reference to substantial construction, as this is considered to be too restrictive.

Council's Response(s):

The purpose of this clause is to restrict the reconstruction of derelict buildings that are in such a poor condition that development would constitute new development in the countryside; such examples include long abandoned structures where little visible evidence of the original building exists.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5533/1/1 Sheila Phillips

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-5533/1/2 Sheila Phillips

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5534/1/1 **Mr & Mrs Thomas**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5535/1/1 Mrs E.J.Williams

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5535/2/1 Mrs E.J.Williams

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5536/1/1 Helena & Phillip Cook

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5537/1/1 **Chris Dixon**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5537/1/2 **Chris Dixon**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5537/2/1 Chris Dixon

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN028 - Hayes Road Sully Employment Land within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5537/2/2 Chris Dixon

Alternative Site ASN028 - Hayes Road Sully Employment Land - Residential

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN028 - Hayes Road Sully Employment Land within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5538/1/1 Mrs Frances Davis

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5538/2/1 Mrs Frances Davis

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5539/1/1 E.M.Williams

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5539/1/2 E.M.Williams

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN071 - Land north east of Weycock Cross, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5540/1/1 **Mr Robert Willmott**

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Representer ID and details: ID-5541/1/1 Carol Jones

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road**Representor ID and details:** ID-5541/1/2 Carol Jones**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Represor ID and details: ID-5541/1/2 Carol Jones

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5542/1/1 Mrs G.Knowles

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5542/1/2 Mrs G.Knowles

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5543/1/1 Mrs J Gambling

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5544/1/1 Susan Cook Jones

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5544/1/2 Susan Cook Jones

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5545/1/1 J A Morgan

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5546/1/1 Mr Andrew Jones

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5546/1/2 Mr Andrew Jones

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5547/1/1 Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5547/1/2 Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5547/1/3 Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5547/1/4 Mrs S Ryder

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5548/1/1 Bob Keen

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5548/1/2 Bob Keen

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5548/2/1 **Bob Keen**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5548/3/1 Bob Keen

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Representer ID and details: ID-5549/1/1 Doris & Kevin Francis

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5550/1/1 Mr J T & Mrs L E Said

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Representor ID and details:** ID-5551/1/1 **Robert & Yvonne Turner****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5551/1/1 Robert & Yvonne Turner

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Representor ID and details:** ID-5551/1/2 **Robert & Yvonne Turner****Alternative Site** ASN098 - Eglwys Brewis Road - Transportation - highways improvements**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represorator ID and details: ID-5551/1/2 **Robert & Yvonne Turner**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5551/1/3 Robert & Yvonne Turner

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5552/1/1 **Sandra Lewis**

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-5552/1/2 Sandra Lewis

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5553/1/1 Michael Fisher

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5554/1/1 Cliff Lewis

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5554/1/2 Cliff Lewis

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5555/1/1 Mr & Mrs Pope

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5556/1/1 **Thomas Allgeier**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5556/2/1 Thomas Allgeier

Alternative Site Please Select

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-5557/1/1 N. Turner

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers that the St Athan aerospace park is not viable or needed and should be utilised for housing.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Residential allocations are proposed in the St Athan area in order to reflect the strategic importance of the St Athan Strategic Opportunity Area identified under Policy SP2 (Strategic Sites). This site is considered to form part of those allocations which support the development needs of the Strategic Site at St Athan and provide the opportunity for future employees to live in the area.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5557/1/2 N. Turner

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2 (6) Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - SP2 - Strategic Sites**Representor ID and details:** ID-5557/1/3 **N. Turner****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-5557/1/3 N. Turner

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5557/1/4 N. Turner

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5557/1/5 N. Turner

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5559/1/1 Mrs V Wilson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5559/2/1 Mrs V Wilson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-5560/1/1 Mr Peter Emery

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the size of the site and states it is over ambitious.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5560/1/2 Mr Peter Emery

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2 (6) Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5560/1/3 Mr Peter Emery

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - SP2 - Strategic Sites**Representor ID and details:** ID-5560/1/4 **Mr Peter Emery****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represorator ID and details: ID-5560/1/4 Mr Peter Emery

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5561/1/1 Mrs Gillian Elizabeth Sillence

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of MG 2 (37) - Land to the East of Bonvilston.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5561/1/2 Mrs Gillian Elizabeth Sillence

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of MG 2 (43) - Land to the East of St. Nicholas.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5562/1/1 Rosemary Fisher

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5563/1/1 Mr A.J.Scott

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5563/2/1 Mr A.J.Scott

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5563/3/1 Mr A.J.Scott

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5564/1/1 Alice Fisher

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5565/1/1 Richard and Susan Norris

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5565/1/2 Richard and Susan Norris

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5566/1/1 Mr Andrew Jack

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to the enterprise zone within the strategic site of St Athan as it is too large. Amend by reducing the enterprise zone to be more proportionate to the area.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

It is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site due to its regional importance, the wider economic benefits of the site and in light of the St Athan Enterprise Zone development framework which provides further details of the proposed land use.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites**Represor ID and details:** ID-5566/1/2 **Mr Andrew Jack****Alternative Site** ASN098 - Eglwys Brewis Road - Transportation - highways improvements**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-5566/1/2 Mr Andrew Jack

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5566/1/3 Mr Andrew Jack

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5566/1/4 Mr Andrew Jack

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5567/2/1 Mrs Margaret Davies

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5567/2/2 Mrs Margaret Davies

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5568/1/1 Mrs S M Hopkins

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5569/1/1 G.T.Aspros & F.D. & S.J.Pearce

Alternative Site ASN065 - The Gilberts, St Andrew's Major - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN065 - The Gilberts, St Andrew's Major for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone**Representor ID and details:** ID-5570/1/1 Mrs Anne Jack**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represorator ID and details: ID-5570/1/1 Mrs Anne Jack

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5570/1/2 Mrs Anne Jack

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 (2) - A New Northern Access Road at St Athan Enterprise Zone

Represor ID and details: ID-5570/1/3 Mrs Anne Jack

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-5571/1/1 Mrs DV Murison

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5571/2/1 Mrs DV Murison

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5571/3/1 Mrs DV Murison

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5571/3/2 Mrs DV Murison

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5572/1/1 Anthony Matthews

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - N/A

Represor ID and details: ID-5573/1/1 Tayyeb Mirza

Alternative Site N/A

Representation Type Object

Summary of Representation:

Concerns raised with regard to the length of the consultation period and whether the consultation is worthwhile.

Council's Response(s):

Section 16 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, refers to a statutory 6 week period for submission of representations.

The Deposit Plan along with all the background documentation was made available to view on the Council's website from October 3rd 2013 and pre consultation events allowing members of the public to ask questions on the deposit plan and view all the documentation were held between the 7th and the 22nd October 2013. Given that the Deposit LDP consultation commenced on November 8th 2013, this gave people roughly 5 weeks to familiarise themselves with the Deposit LDP documentation and then a further 6 weeks to submit their representations for the Deposit LDP Consultation which finished on the 20th December 2013.

It is therefore considered that the council has complied with the LDP regulations and that 6 weeks along with the additional 5 weeks provided for the 'pre- consultation period' is an adequate period of time to read and understand the Deposit LDP documentation and submit representations. In accordance with Section 17 of the Town and Country Planning (Local Development Plan) (Wales) 2005, the council is required to prepare and publish the 'Consultation Report' before the Deposit LDP is submitted to the Welsh Assembly Government to reflect the bodies engaged or consulted, the main issues raised and the steps taken to publicise the plan preparation for the Deposit LDP consultation (November 8th – December 20th 2013) and the Alternative Sites consultation (March 20th – May 1st 2014)

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5574/1/1 Wendy Allin

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5575/1/1 Michelle Bennett

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 (5) Green Wedges - Between Barry & Rhoose.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5576/1/1 Peter and Jan Rice

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5577/1/1 P.G.W France

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

Objects to the size of the strategic site and the subsequent enterprise zone as it should be used a housing site due to the brownfield land. Amend by changing allocation to housing.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5579/1/1 Valerie Morris

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represantor ID and details: ID-5579/1/2 Valerie Morris

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5580/1/1 Roger Weddell

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5580/1/2 Roger Weddell

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5581/1/1 M Bennett

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5582/1/1 Mr Neil Sillence

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5583/1/1 Pat Collins

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5584/1/1 Mr and Mrs Keane

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5585/1/1 Keith and Yvonne Wilding

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5586/1/1 Edgar Powell Lloyd

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5587/1/1 David and Elsie Thomas

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5587/1/2 David and Elsie Thomas

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5588/1/1 Roy Williams

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5589/1/1 Professor K Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5590/1/1 Susan Sykes

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5591/1/1 Mr & Mrs Howell

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5592/1/1 Mr Richard Paton

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5592/2/1 Mr Richard Paton

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5592/2/2 **Mr Richard Paton**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5593/1/1 **Mr Martin Stewart**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5594/1/1 T.J.Milford

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5594/1/2 T.J.Milford

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (29) - Land at Cross Common Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5594/1/3 T.J.Milford

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (27) - Land off Caerleon Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representer ID and details: ID-5594/1/4 T.J.Milford

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5595/1/1 Mr & Mrs Watson

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5596/1/1 Mrs Francis Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5597/1/1 **Mr Hywel Davies**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5598/1/1 Robert JC Stephenson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5598/1/2 Robert JC Stephenson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 Green Wedges.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5599/1/1 Mr Warick Howells

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5600/1/1 Mrs G.Howells

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-5601/1/1 Barrie Avery

Alternative Site N/A

Representation Type Object

Summary of Representation:

In SP 7 sub text para. 5.65 It should make reference to the travel plan hierarchy which should resemble; walking and cycling, public transport, PTWs and shared cars and finally single use cars and other motor vehicles. This will emphasises the plans commitment to sustainability and the contribution PTWs can make to sustainable transport.

Council's Response(s):

While such vehicles may give some advantages over the average family car e.g. they require less road and parking space, lower emissions in some instances, they still utilise public highways as do other forms of motor driven transport. Therefore while PTW can provide some advantages over other forms of vehicular traffic, specific land use designations and/or improvements are not considered to be necessary within the LDP to enable their use. Similarly, the encouragement of car sharing etc. as suggested by the representor is a 'hearts and minds' matter rather than a policy requirement of the plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5602/1/1 Ms Jayne Greatrex

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5602/2/1 Ms Jayne Greatrex

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5602/3/1 Ms Jayne Greatrex

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5603/1/1 Mr Robert Gunter

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5604/1/1 Mr & Mrs Holmes

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-5605/1/1 Chris Edwards

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 Green Wedges.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-5606/1/1 Martin Wylie (Motorcycle Action Group)

Alternative Site N/A

Representation Type Object

Summary of Representation:

In SP 7 sub text para. 5.65 It should make reference to the travel plan hierarchy which should resemble; walking and cycling, public transport, PTWs and shared cars and finally single use cars and other motor vehicles. This will emphasises the plans commitment to sustainability and the contribution PTWs can make to sustainable transport.

Council's Response(s):

While such vehicles may give some advantages over the average family car e.g. they require less road and parking space, lower emissions in some instances, they still utilise public highways as do other forms of motor driven transport. Therefore while PTW can provide some advantages over other forms of vehicular traffic, specific land use designations and/or improvements are not considered to be necessary within the LDP to enable their use. Similarly, the encouragement of car sharing etc. as suggested by the representor is a 'hearts and minds' matter rather than a policy requirement of the plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-5607/1/1 Martin Edwards

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18 Green Wedges.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5608/1/1 Sian Hilbourne

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5608/1/2 Sian Hilbourne

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5609/1/1 Ms June Baggott

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-5610/1/1 Karen Lynn Moore

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18 Green Wedges.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-5611/1/1 Jane Williamson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG18

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5612/1/1 J.M.Youde

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5613/1/1 Mrs Joan Jenkins

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5613/1/2 Mrs Joan Jenkins

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5613/1/3 Mrs Joan Jenkins

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Not a matter for the LDP.

Council's Response(s):

The use of public footpaths by whatever user is not an issue for the LDP and is more appropriately considered by the Council's Public Rights of Way officer.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5614/1/1 Martin Johns

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5615/1/1 G.J.Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5616/1/1 Mr H.Mumford

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5617/1/1 Mr & Mrs Sanders

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5618/1/1 **Mr Andrew Bostock**

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5619/1/1 Mrs E.Burge

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5620/1/1 Carole Britton

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5620/1/2 Carole Britton

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5620/2/1 Carole Britton

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5620/3/1 Carole Britton

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5621/1/1 Mr J.Britton

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5621/2/1 Mr J.Britton

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5621/3/1 Mr J.Britton

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5622/1/1 Mr & Mrs Williams

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5623/1/1 Mr & Mrs Watt

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5623/1/2 Mr & Mrs Watt

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representer ID and details: ID-5623/1/3 Mr & Mrs Watt

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5623/1/4 Mr & Mrs Watt

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5624/1/1 **Mr Peter Rawlings**

Alternative Site ASN070 - Hayes Road, Sully - Community Use

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5624/1/2 **Mr Peter Rawlings**

Alternative Site ASN100 - Hayes Road, Sully - Residential

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5624/1/3 **Mr Peter Rawlings**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5625/1/1 N and S Williams

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5626/1/1 Sarah Linnard

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5627/1/1 Mrs D.A.Pinchbeck

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-5628/1/1 Mr & Mrs Flye

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the need for the aerospace park to be first priority over speculative housing and road development.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 - Strategic Sites**Represor ID and details:** ID-5628/1/2 **Mr & Mrs Flye****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 - Strategic Sites

Represantor ID and details: ID-5628/1/2 **Mr & Mrs Flye**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-5628/1/3 Mr & Mrs Flye

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is over estimated in regards to both, population growth and housing projections. Amend by re-calculating housing figures using WAG housing projections 2011.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5628/1/4 Mr & Mrs Flye

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5628/1/5 Mr & Mrs Flye

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5628/1/6 Mr & Mrs Flye

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Represor ID and details: ID-5628/1/7 Mr & Mrs Flye

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5629/1/1 Mr M Partridge

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Representer ID and details: ID-5630/1/1 Mr & Mrs Fellows

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5631/1/1 J.C.Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5632/1/1 Mrs M Bradshaw

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5633/1/1 D.G.Davies

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5634/1/1 Mrs S. Davies

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5635/1/1 Mr Mark Hall

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5636/1/1 Emma Hall

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5637/1/1 Mrs Valerie Pugh

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5638/1/1 Mr David Pugh

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5639/1/1 Mr Laurence Eden

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5640/1/1 Mrs Jean Eden

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5641/1/1 Mr Julian Matthews

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5641/1/2 Mr Julian Matthews

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5641/2/1 Mr Julian Matthews

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5641/2/2 Mr Julian Matthews

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5641/2/3 **Mr Julian Matthews**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5642/1/1 Mrs K.Stokes

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5643/1/1 Bethan Pritchett

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5644/1/1 Mr Michael Pritchett

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5645/1/1 Craig Wharton

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5646/1/1 Mrs and Mrs S Murray

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5647/1/1 Gareth Brown

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5648/1/1 Mr Craig James

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5649/1/1 Richard Edwards

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5650/1/1 Mr E H Lewis

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan

Represor ID and details: ID-5651/1/1 RAF St Athan Golf Club Ltd

Alternative Site ASD21 - MG 2 (4) - Former Stadium Site / Land adjacent to Burley Place, St. Athan - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represantor ID and details: ID-5652/1/1 Stephen Cridland

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5653/1/1 **Malcolm and Monica Porter**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5654/1/1 **Adrian & Mari Brewer**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5654/2/1 **Adrian & Mari Brewer**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5655/1/1 Paul and Phae Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5656/1/1 David Gregory

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5657/1/1 Neil Warnock

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP9 - Minerals

Representer ID and details: ID-5658/1/1 SLR Consulting Ltd

Alternative Site ASN075 - Land South of Pant y Ffynnon Quarry - Mineral Working

Representation Type Object

Summary of Representation:

Representation objects to the provision of minerals reserves and seeks further clarification as to how the land bank requirement identified in the draft RTS First Review will be met throughout the plan period and seeks amendments to policy SP9 including subsequent supporting paragraphs.

Council's Response(s):

The Minerals Background Paper has been revised in the light of the RTS 2014. Clarity is provided in the background paper.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-5659/1/1 **Mr & Mrs Huntley**

Alternative Site ASD44 - MG 2 (24) - Land adjoining St Joseph's School, Sully Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-5659/1/2 Mr & Mrs Huntley

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-5659/1/3 **Mr & Mrs Huntley**

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-5659/1/4 Mr & Mrs Huntley

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Represor ID and details: ID-5659/1/5 Mr & Mrs Huntley

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (24) - Land adjoining St Joseph's School, Sully Road

Representor ID and details: ID-5659/1/6 **Mr & Mrs Huntley**

Alternative Site ASA41 - Land between Dinas Powys and Penarth - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

Representation seeks the reinstatement of the green wedge designation MG18 (1) - Between Dinas Powys, Penarth & Llandough to that of the Adopted Vale of Glamorgan UDP.

Council's Response(s):

Green wedges have been identified under policy MG18 of the Deposit LDP to prevent development which prejudices the open nature of land and the coalescence of settlements. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan and they should only include land that is strictly necessary to fulfil the objective of the policy (PPW 4.8.12). The green wedge designations are intended as a temporary feature in order to achieve the objectives of the policy and as such, their existence and extent may vary between one adopted plan and another under preparation. In preparing a LDP, the council seeks to balance competing objectives and provide housing and employment whilst protecting the environment and local amenity. In this regard the allocations and designations contained within the deposit LDP are considered to be based on a robust evidence base and the reinstatement of the green wedge around Dinas Powys as suggested by the representor is not considered to be necessary or appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5660/1/1 Brenda Wright

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5660/1/2 Brenda Wright

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5660/2/1 Brenda Wright

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represorator ID and details: ID-5661/1/1 A Emmons

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the defined settlement boundary for Barry.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representer ID and details: ID-5661/1/2 A Emmons

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for green wedge policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represorator ID and details: ID-5661/1/3 A Emmons

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Poliy MG2 in particular the housing allocations in Barry.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5662/1/1 Mr & Mrs Watkins

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5663/1/1 L. Tatham

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5663/1/2 L. Tatham

Alternative Site ASN101 - Land at Dow Corning, Barry - Transportation - new station / transport interchange

Representation Type Object

Summary of Representation:

Representation promotes the provision of a park and ride site a Dow Corning, Barry, alternative site ASN101

Council's Response(s):

The Strategy for the LDP seeks to concentrate new development within the south eastern zone of the Vale of Glamorgan. For the purposes of the LDP the South East zone includes the urban settlements of Barry, Dinas Powys, Llandough (Penarth), Penarth and Sully. This area or zone accommodates the majority of the Vale of Glamorgan's population and benefits from the widest range and choice of services and facilities including a choice of transport links to Cardiff, Bridgend and the wider region. The LDP seeks to maximise these benefits locating new development close to existing infrastructure to facilitate sustainable development and attract new inward investment. Notwithstanding the above the Council has prepared a draft Infrastructure Plan and has undertaken a highway capacity study which identifies how and where new infrastructure may be required to facilitate additional development. The Council therefore considers that the concerns expressed by the representor have been considered and addressed within the LDP.

In respect of the siting of a park and ride facility at Cosmeston Lakes country park, a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance (Sewta) Park and Ride study and the Council considers the country park is appropriately located to attract daily commuters who utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. In addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride facility at Cosmeston Lakes country park is appropriate given the existing and ongoing feasibility studies into improved public transport provision within the area and that the development of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan. Therefore, no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5664/1/1 Mr A Hobbs

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5664/1/2 **Mr A Hobbs**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5664/2/1 Mr A Hobbs

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5664/2/2 Mr A Hobbs

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN059 - Land South West of Weycock Cross for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5665/1/1 Prof I.Chestnutt & Ms G.P.Smith

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5666/1/1 Mr H Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5667/1/1 Dr Alan Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5668/1/1 Mr L.Bousie

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5668/1/2 Mr L.Bousie

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5668/2/1 Mr L.Bousie

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5668/2/2 Mr L.Bousie

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN071 - Land north east of Weycock Cross, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5668/3/1 Mr L.Bousie

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5668/3/2 Mr L.Bousie

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN059 - Land South West of Weycock Cross for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5669/1/1 Michael Quick

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5670/1/1 R Greer

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5670/1/2 R Greer

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5671/1/1 Mrs J Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5672/1/1 Mrs A B Baylis

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5673/1/1 Mrs L.Arcos

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5673/1/2 Mrs L.Arcos

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5674/1/1 Mr R G Baylis

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5675/1/1 Mr & Mrs Jones

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5675/1/2 Mr & Mrs Jones

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5676/1/1 Sean Gough

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5676/1/2 Sean Gough

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5677/1/1 Mrs Anne Hughes

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5678/1/1 Mrs N Tilsley

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5678/1/2 Mrs N Tilsley

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5679/1/1 Mr John Francis

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5679/1/2 Mr John Francis

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5679/2/1 Mr John Francis

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5680/1/1 Mr C.A.Collins

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5681/1/1 M T Lewis

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5683/1/1 Brian H Williams

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5684/1/1 Rob Muray

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5685/1/1 Mr & Mrs Prentice

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5685/2/1 Mr & Mrs Prentice

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5685/3/1 Mr & Mrs Prentice

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5686/1/1 Hawys Pritchard

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5687/1/1 Paul Dimblebee

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG16 - Transport Proposals

Representor ID and details: ID-5688/1/1 Marilyn & Michael Kolmar

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks amendments to policy MG 16 to include a proposal for the improvements of Castle drive and Murch Road. These should include traffic calming measure such as sleeping policeman, road narrowing and enforced speed limits. Introduce traffic lights and a pedestrian crossing at the junction between Castle Drive and Murch Rd.

Council's Response(s):

The LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments (TA) will be required for most development proposals. These will evaluate any likely highway impacts and propose any mitigation measures that may be required to prevent any adverse impacts upon or indeed improve the local highway network. Until such a time as a TA has been undertaken for the St Cyres site, specific infrastructure requirements as proposed by the representor are a matter of highway management/safety officers however the TA is likely to include such considerations when it is undertaken and such features will be provided as a result of the development if required. Notwithstanding the above, a 20mph scheme has recently been implemented along Murch Road as suggested by the representor.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Representor ID and details: ID-5689/1/1 Lorraine Garland

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the proposed park and ride scheme and Cosmeston (MG16 -12)

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme.

Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

While Planning Policy Wales includes the provision for local authorities to safeguard land for transport infrastructure (PPW paragraph 8.5.2), including schemes identified within the RTP, it also states that blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period.

PPW 8.5.2 Development plans should also include policies and proposals relating to the development of other transport infrastructure and related services (such as public transport interchange facilities, rail facilities, harbours and airports) including safeguarding zones. Where local planning authorities wish to safeguard land for transport infrastructure, including schemes identified in the RTP, they should do so through a proposal in the development plan, where possible showing the precise route of the proposed new or improved infrastructure. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme. Blight should be kept to a minimum by including in development plans only firm schemes on which work will commence within the plan period. When development plans are prepared or amended, existing transport proposals should be reviewed, so as to remove any proposals that have previously been safeguarded but are now abandoned or any that are unlikely to commence during the plan period.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-5689/1/1 Lorraine Garland

It is noted that the St Cyres development site impinges on the previously safeguarded bypass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

With regard to the park and ride facility at Cosmeston Lakes Country Park, it should be noted that a Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the country park site is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. In addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represorator ID and details: ID-5689/2/1 Lorraine Garland

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-5689/2/2 Lorraine Garland

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-5689/2/3 Lorraine Garland

Alternative Site ASN070 - Hayes Road, Sully - Community Use

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-5689/3/1 Lorraine Garland

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-5689/4/1 Lorraine Garland

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG16 (12) - Bus Park & Ride at Cosmeston

Represor ID and details: ID-5689/4/2 Lorraine Garland

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5690/1/1 **Sully Travellers Action Group**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5690/1/2 **Sully Travellers Action Group**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5690/1/3 **Sully Travellers Action Group**

Alternative Site ASN070 - Hayes Road, Sully - Community Use

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5691/1/1 Nigel Draper and Wendy Burton

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5691/2/1 **Nigel Draper and Wendy Burton**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5692/1/1 Ellis J Davies

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5693/1/1 M Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5694/1/1 D & E Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5695/1/1 Elizabeth S Downes

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5696/1/1 P W Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Representer ID and details: ID-5698/1/1 K & L Mills esq.

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5699/1/1 Peter & Jean Carter

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5700/1/1 **Mr & Mrs M J Fry**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5700/2/1 Mr & Mrs M J Fry

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5701/1/1 M J Fry

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5702/1/1 Jean Dale

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5703/1/1 Richard Gibb

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Represor ID and details: ID-5704/1/1 C.R.V.Norris

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5705/1/1 Gaynor Rees

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5706/1/1 Vicky Partridge

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5707/1/1 **Brian Gething**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5708/1/1 Mr Morgan

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5709/1/1 Gary Were

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5710/1/1 Paul Anderson

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5711/1/1 Phillip Weston

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5712/1/1 D & D Little

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5713/1/1 Colwyn Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5714/1/1 A T Johns

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5715/1/1 K & G Williams

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5716/1/1 David Sykes

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5718/1/1 June Davies

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5719/1/1 D Steer

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5720/1/1 Melanie Dewhurst

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5721/1/1 Miss Aimee Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5722/1/1 Mr O Hopkins

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5723/1/1 Mr & Mrs D Bennett

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5724/1/1 George P Wain

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5725/1/1 Mr J A Shami

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5726/1/1 Mr & Mrs GL & CL Roberts

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5726/2/1 Mr & Mrs GL & CL Roberts

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5727/1/1 Mr C Pinchbeck

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5728/1/1 Lucy Hailes

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5729/1/1 L Meredith

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5730/1/1 Mr & Mrs R Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5730/2/1 Mr & Mrs R Thomas

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5731/1/1 Peter & Jo Williams

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5732/1/1 J H C Edwards

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5732/2/1 J H C Edwards

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5733/1/1 Mrs N M Melvin

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5733/1/2 Mrs N M Melvin

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5733/2/1 Mrs N M Melvin

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5734/1/1 Mrs A Orchard

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5735/1/1 Marianne Sullivan

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5736/1/1 Thelma Bartlett

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5736/2/1 Thelma Bartlett

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5736/2/2 **Thelma Bartlett**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5736/3/1 Thelma Bartlett

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully and associated references to it in the LDP.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5736/3/2 Thelma Bartlett

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5737/1/1 Colin Bramhall

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG2 (46) - Land West of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5737/2/1 Colin Bramhall

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5737/2/2 Colin Bramhall

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5738/1/1 Pam Melvin

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5738/1/2 Pam Melvin

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5738/1/3 Pam Melvin

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5740/1/1 Simon James

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representer ID and details: ID-5741/1/1 Mr David Kearse

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5741/1/2 Mr David Kears

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5742/1/1 Nicola James

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5743/1/1 **Mr and Mrs M.J. Batchelor**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5743/1/2 **Mr and Mrs M.J. Batchelor**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5744/1/1 Dave and Pam Owens

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5745/1/1 Alan Jackson

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5746/1/1 Josef Lipp

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5748/1/1 Philip Thiele

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representer ID and details: ID-5748/2/1 Philip Thiele

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the park and ride facility as it has the potential to deliver journey time savings and alleviate traffic congestion. Suggestion for bus service to be extended from Barry/ Dinas Powys to Cardiff Bay and asks the question whether a bus-rail interchange has been considered at Cogan or Eastbrook.

Council's Response(s):

Comments noted.

Support is Welcomed.

With regard to the alternative proposals suggested at Cogan or Eastbrook stations, the Council would suggest that the current station car parks are well utilised already by those choosing to use rail transport and that encouraging additional car parking at these sites to utilise a bus service would be to the detriment of the existing rail users. In addition, the constrained urban nature of these sites would make the accommodations of such a facility difficult.

With regards bus services, the Council would advise that an existing bus service has been extended with effect from April 2015 that provides links between Dinas Powys, Llandough Hospital, Cardiff Bay and Cardiff centre. While this is an initial extension to an existing service, it is the Council's aspiration that subject to operational requirements, further services both commercial and subsidised, may be provided along the Dinas Powys to Cardiff corridor (including the Cardiff Bay Barrage), to cater for growing demand along this important route.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5748/3/1 Philip Thiele

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

SP 7 should include the Dinas Powys by-pass or safeguard the corridor for the scheme for its future development as a bypass. The A4055 has significant issues with traffic and congestion and the most adequate and effective solution is the provision of a bypass around Dinas Powys.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

With regard to the protection of the previous by-pass route, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary. It is noted that the St Cyres development site impinges on the previously safeguarded bypass route. However the previous route identified was only indicative and only detailed design will advise the exact land required. It is considered therefore that land options for a future by-pass still remain if this is ever needed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5748/4/1 Philip Thiele

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

SP 7 should include the Dinas Powys by-pass or safeguard the corridor for the scheme for its future development as a bypass. The A4055 has significant issues with traffic and congestion and the most adequate and effective solution is the provision of a bypass around Dinas Powys. If this is not achievable then upgrades to the Merrie Harrier junction and Barons Court junction should be included in policy to reduce queuing at peak commute times.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

The Council has recently undertaken junction improvement works at the Merrie Harrier junction. These works were funded by the Welsh Government and supported by the Sewta and included the updating of the traffic control mechanisms and junction realignment within the confines of the existing adopted highway. Further works are currently being investigated as a part of the bus corridor investment package funded by the Cardiff Metro proposals. Additional improvements as promoted by the repesor would require the compulsory purchase of adjoining land and/or residential properties adjacent to the junction and it is the Council's view that such measures cannot be justified at this time.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5748/4/2 Philip Thiele

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 should include the Dinas Powys by-pass or safeguard the corridor for the scheme for its future development as a bypass. The A4055 has SP 7 should include the Dinas Powys by-pass or safeguard the corridor for the scheme for its future development as a bypass. The A4055 has significant issues with traffic and congestion and the most adequate and effective solution is the provision of a bypass around Dinas Powys. If this is not achievable then upgrades to the Merrie Harrier junction and Barons Court junction should be included in policy to reduce queuing at peak commute times.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate.

Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

The Council has recently undertaken junction improvement works at the Merrie Harrier junction. These works were funded by the Welsh Government and supported by the Sewta and included the updating of the traffic control mechanisms and junction realignment within the confines of the existing adopted highway. Further works are currently being investigated as a part of the bus corridor investment package funded by the Cardiff Metro proposals. Additional improvements as promoted by the repesor would require the compulsory purchase of adjoining land and/or residential properties adjacent to the junction and it is the Council's view that such measures cannot be justified at this time.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representer ID and details: ID-5748/5/1 Philip Thiele

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the electrification of the Vale of Glamorgan railway line.

Council's Response(s):

Support is welcomed. Comments regarding train capacity are noted however this will be a matter for the train operators and Network Rail to consider in detail.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5749/1/1 Mr JD Webb

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5750/1/1 Wayne Stephens

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5751/1/1 Hannah Fuller

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5751/1/2 Hannah Fuller

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5752/1/1 Saving Sully Group

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5752/1/2 Saving Sully Group

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-5752/2/1 Saving Sully Group

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy SP 3 on the grounds the housing requirement is too high as it is based on housing projection from 2008 which are out of date. Amend by reassessing the housing requirement using the up to date WAG housing projections 2011.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5752/3/1 **Saving Sully Group**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5753/1/1 Evelyn Nethercott

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5754/1/1 Mr Anthony Bingham

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5755/1/1 Andrea M Clowes

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5755/1/10 Andrea M Clowes

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5755/1/2 Andrea M Clowes

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5755/1/3 Andrea M Clowes

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (17) - Cowbridge Comprehensive Lower School.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5755/1/4 Andrea M Clowes

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5755/1/5 Andrea M Clowes

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5755/1/6 Andrea M Clowes

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5755/1/7 Andrea M Clowes

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5755/1/8 Andrea M Clowes

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5755/1/9 Andrea M Clowes

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5756/1/1 John D Clowes

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deltion of site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5756/1/10 John D Clowes

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5756/1/2 John D Clowes

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deltion of site MG 2 (20) - Land North and West of Darren Close, Cowbridge

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5756/1/3 John D Clowes

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (17) - Cowbridge Comprehensive Lower School.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5756/1/4 John D Clowes

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (18) - Cowbridge Comprehensive 6th Form Block, Aberthin Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5756/1/5 John D Clowes

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN002 The Limes, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

Promotes alternative housing allocation ASN002 The Limes, Cowbridge for inclusion in the Deposit LDP

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5756/1/6 John D Clowes

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN002 The Limes, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5756/1/7 John D Clowes

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN096 The Limes, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5756/1/8 John D Clowes

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN048 - Castle Hill Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5756/1/9 John D Clowes

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Representer ID and details: ID-5757/1/1 Sian Clarke

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5758/1/1 Steve Clarke

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-5759/1/1 Sally Fowler

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to housing supply being too high. MG 2 should allocate more housing on brownfield sites as there is an overuse of greenfield sites and contradicts MD 1.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-5759/1/2 Sally Fowler

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-5759/1/3 Sally Fowler

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site

Representation Type Object

Summary of Representation:

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed Welsh Government Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and has again been identified as an integral part of the proposals for the Welsh Government Enterprise Zone and ABP. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport. This has been further supported by work undertaken on the St Athan and Cardiff Airport Strategic Development Framework document which also identifies the NAR.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the necessary highway improvements required to facilitate the delivery of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone.

Furthermore, alternative highway improvement schemes have previously considered and discounted by the Welsh Government and Ministry of Defence and it was concluded the alternative access schemes would not provide the necessary highway improvements to facilitate the delivery of the Aerospace Business Park. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

In addition to enabling employment proposals at the ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment allocations and as part of the St Athan Strategic Opportunity Area (SOA). The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-5760/1/1 Jackie Simpson

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as population and housing figures based on invalid data. Population figures have been overestimated and consequently so having housing figures. Base new estimates on 2011 census projections on population and household population issued by Welsh government.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-5760/1/2 Jackie Simpson

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the format of the LDP and questions the credibility of the plan citing the absence of population data in the plan.

Council's Response(s):

The process and methodology of producing an LDP is set out in the LDP Manual (June 2006) produced by the Welsh Government and which the council has adhered to. The evidence base has informed the LDP and the needs identified in the supporting documents are reflected in the policies and allocations of the Deposit Plan. It is therefore considered that the evidence base has been utilised to inform the structure and content of the LDP, and where appropriate the LDP has made reference to the supporting evidence and associated background documents produced by the Council.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Representor ID and details: ID-5761/1/1 **Mr Graham Jones**

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation objects to the assessment of settlements (listed in Appendix 11) and seeks to amend the sustainable settlements appraisal to rank Cowbridge from 4th to 8th seeking a reclassification of Cowbridge to a Primary Settlement within the LDP.

Council's Response(s):

The LDP Settlement Hierarchy ranks the towns and villages within the Vale of Glamorgan in a manner which reflects the level of services and facilities each settlement offers, and the categories of settlements within the hierarchy generally reflect their individual role based on the geographical areas they serve. The aim of establishing a settlement hierarchy is to promote sustainable communities where new development is located close to services and facilities with good public transport links. By locating housing, jobs and services close together, the need for travel will be reduced and the ongoing prosperity of existing settlements will be supported.

In establishing the LDP settlement hierarchy, the Council undertook a Sustainable Settlements Appraisal (SSA) of all settlements within the Vale of Glamorgan using a range of key sustainability measures developed by the Council, and reflected the general principles set out in national planning policy. Using these measures, the review involved an audit of the services and facilities within each settlement, and a system of scoring that ranked each settlement according to the level of services available within each against the key sustainability measures. Further details on the methodology and findings are set out in the Council's Sustainable Settlements Appraisal Background Paper.

Within the hierarchy, the market town of Cowbridge ranked Cowbridge 4th overall amongst the settlements, and is categorised within the hierarchy as being a Service Centre Settlement, reflecting the level of services and facilities within the town. Accordingly, the Council is of the view that the identification of Cowbridge as a Service Centre Settlement is appropriate and reinforces its established role as an important rural centre, and is based on a sound assessment of the level of services available alongside its functional relationship with other settlements identified within the hierarchy.

Furthermore, it is considered that site MG2 (20) is reasonably located to the centre of Cowbridge to enable future residents the opportunity to walk and cycle into the centre. Additionally, the current parking issues within Cowbridge could be addressed through appropriate parking management measures.

Officer Recommendation:

No Change Required



Deposit Plan Policy - N/A

Represor ID and details: ID-5761/1/2 Mr Graham Jones

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of deletion of site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - N/A

Representor ID and details: ID-5761/1/3 **Mr Graham Jones**

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN002 - The Limes, Cowbridge for inclusion in the Deposit LDP

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - N/A

Represor ID and details: ID-5761/1/4 Mr Graham Jones

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

Representation seeks the deletion of deletion of site MG 16 (19) Darre Farm Link Road

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - N/A

Representor ID and details: ID-5761/1/5 **Mr Graham Jones**

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - N/A

Representor ID and details: ID-5761/1/6 **Mr Graham Jones**

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - N/A

Representor ID and details: ID-5761/1/7 Mr Graham Jones

Alternative Site ASN048 - Castle Hill, Llanblethian - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - N/A

Represor ID and details: ID-5761/1/8 **Mr Graham Jones**

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - N/A

Represor ID and details: ID-5761/1/9 **Mr Graham Jones**

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5762/1/1 Colin Ryland

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-5763/1/1 Elen Lowri Jones

Alternative Site N/A

Representation Type Object

Summary of Representation:

SP 7 should recognise the need for improvements to roads at St Augustine's before any proposed developments are developed. Development in the area will increase traffic on roads already near capacity therefore SP 7 should outline improvements to mitigate the foreseen implications on transport infrastructure developments will have. The creation of a crossing at the junction of Plassey Road and Glebe Road should also be considered.

Council's Response(s):

In support of the Deposit LDP the Council has assessed the strategic highway network to identify which junctions and/or links are under pressure from excessive vehicular movements. The Highway Impact Assessment assesses the impact of the proposed future development sites on the strategic highway network within the Vale of Glamorgan which will enable the targeting of resources to those areas where pressure has been identified. Details of highway improvements are contained within the Council's Draft Infrastructure Plan September 2103. While the provision of pedestrian crossings is a highways management/maintenance issue rather than a concern of the LDP, it is noted that the Council has installed a pedestrian crossing in the location identified by the representor during 2015.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5764/1/1 Bryon Davies

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5765/1/1 Paul H Simpson

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5766/1/1 **David Bennett**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5766/2/1 David Bennett

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5767/1/1 Roger Bolter

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5768/1/1 Wendy Bolter

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5769/1/1 Luke Bellamy

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5770/1/1 Mrs Brewer

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5771/1/1 Wendy Berry

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-5771/1/2 Wendy Berry

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN007 - Land at Llandow for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5773/1/1 Donna Jenkins

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5774/1/1 Mr N.Turner

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5775/1/1 Mr & Mrs Buchalikt

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5775/1/2 Mr & Mrs Buchalikt

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-5776/1/1 Carolyn Gadsby

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Representer ID and details: ID-5777/1/1 Mrs D.Matthews

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Representer ID and details: ID-5777/1/2 Mrs D.Matthews

Alternative Site ASD22 - MG 2 (3) - Land at Church Farm, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (3) - Land at Church Farm, St Athan.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5778/1/1 Mr Glyn Hoskins

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5778/1/2 Mr Glyn Hoskins

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5779/1/1 Mrs D.Rawlings

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5780/1/1 Mr David Adams

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representer ID and details: ID-5780/2/1 Mr David Adams

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5781/1/1 Katherine Austin

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-5782/1/1 Mr & Mrs Morris

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5783/1/1 Mr Royden Snape

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represantor ID and details: ID-5784/1/1 M.Vernon

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5785/1/1 M. Thomas

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5786/1/1 Mr & Mrs Richard

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5787/1/1 Dr Mary Llewellyn Morgan

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5788/1/1 C.Schrader

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5789/1/1 Mr A. Hickmott

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5790/1/1 Mrs Sema Hickmott

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5791/1/1 Mr D James

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5792/1/1 Mrs Lynda Morris

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5793/1/1 Mr M.Roberts

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5793/2/1 Mr M.Roberts

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5794/1/1 Mrs A.Jones

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5794/1/2 Mrs A.Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5794/1/3 Mrs A.Jones

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5794/2/1 Mrs A.Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5795/1/1 Mrs Julie Davies

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5796/1/1 Mrs D.M.Radley

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5797/1/1 Mr David Morse

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5797/1/2 Mr David Morse

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5798/1/1 Fabia Davighi

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5798/1/2 Fabia Davighi

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5799/1/1 Ms L.Davighi

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5799/1/2 Ms L.Davighi

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5800/1/1 Mr R.Grew

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5800/1/2 Mr R.Grew

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5801/1/1 Mrs Kathleen Jones

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5802/1/1 Mr Gareth Jones

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5804/1/1 Mrs J Hayes

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5805/1/1 Mrs A Marcola

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5805/2/1 Mrs A Marcola

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5806/1/1 Mrs C.Pugh

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5807/1/1 Mrs Gemma Burke

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support noted.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5807/1/2 Mrs Gemma Burke

Alternative Site Please Select

Representation Type Support

Summary of Representation:

No comments

Council's Response(s):

Support is welcomed

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5809/1/1 Mr Rhys Hardwick

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support noted.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5809/1/2 Mr Rhys Hardwick

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG17

Council's Response(s):

Support noted.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5810/1/1 Mrs. Louise Moseley

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen**Represor ID and details:** ID-5811/1/1 **Mr Thomas Huw Moseley****Alternative Site** ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-5812/1/1 Mr Alan Evans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2.

Council's Response(s):

Support noted.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-5812/1/2 Mr Alan Evans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG17.

Council's Response(s):

Support noted.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5813/1/1 Mrs Pamela Shankland

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5814/1/1 Mr J.C.Beach

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5814/2/1 Mr J.C.Beach

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5814/2/2 Mr J.C.Beach

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5814/2/3 Mr J.C.Beach

Alternative Site ASN066 - Alps Depot, Wenvoe - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/1/1 S.Vaughan

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/1/2 S.Vaughan

Alternative Site N/A

Representation Type Object

Summary of Representation:

Update Community Facilities and Burial Land background papers due to factual mistakes or outdated information

Council's Response(s):

Page 37 of the Community Facilities Background Paper lists the community buildings included in the assessment. Those with an asterisk (*) are VoG owned. As correctly highlighted in the representation, the St Nicholas, Barry Island and St Francis Millennium Community Centres are owned by the Vale of Glamorgan Council and would therefore require an asterisk next to the name. Additionally, Colwinston Community Centre is also owned by The Vale of Glamorgan Council and requires an asterisk.

Regarding the Burial Land Study, this was a technical study undertaken in 2008 by planning and landscape consultants TACP and provides a strategic overview of burial land and facilities in the Vale of Glamorgan. The 2013 review provides the following position update:

'The study was originally finalised in November 2008 and since this time a number of material changes have taken place which, in part, address the local provision issues identified. This principally relates to the development of the Cardiff and Glamorgan Memorial Park and Crematorium which was granted planning permission in April 2010 (reference 2010/00058/FUL) and opened in 2011.

Whilst it is considered that the issues identified in the study remain valid and relevant for the LDP, the Town and Community Councils have been contacted to provide a factual update regarding burial land space. This includes an update on:

Approximate number of burials per year (e.g. over the last 5 years)

Approximate number of cremations (where applicable) per year

Current capacity (number of remaining plots)

Possible area for additional burial land (for potential extension)

In terms of the study's overall conclusions that additional burial land capacity is likely to be required by the end of the plan period it is considered that the development of the crematorium in Barry, together with the expansion of existing capacity where possible, is sufficient to meet the identified need over the LDP period. As a result, no specific burial land allocation policy has been recommended for inclusion within the LDP. Future proposals for extensions to existing cemeteries or for new facilities can be assessed against the Plan's suite of policies covering design and environmental issues. Furthermore, it is considered that the four-yearly major Plan reviews will enable the burial land position to be reviewed allowing for any potential significant shortfalls towards the end of the Plan period to be addressed where required. Notwithstanding the above factual updates which are attached to this update, it is considered that the report's content and findings remain relevant and valid for the LDP. Therefore, no further changes have been undertaken to the detailed assessment work undertaken by consultants TACP.'

Therefore it is considered this matter has already been addressed and no further action is required.



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representer ID and details: ID-5815/1/2 S.Vaughan

The omissions of Council owned facilities within Community Facilities background paper on p.37 and p.38 are noted (relating to Council owned St Nicholas, Barry Island, St Francis Millennium and Colwinston Community Centres). However, no changes are considered to be required to the Plan as a result. In addition, no change necessary for Burial Land Study background paper as the issue of the omission of the Cardiff and Glamorgan Memorial Park and Crematorium from the 2008 study has been considered.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/1/3 S.Vaughan

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5815/2/1 S.Vaughan

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

SP 7 should include the Llysworney By-pass under strategic transportation infrastructure as there is an identified need for the bypass scheme. Traffic movement through the top part of the village is fast (above the 30mph limit). The narrowness of the road only allows for a single vehicle to pass. Heavy goods vehicles are detrimental to the structural integrity of the roads within the village. The bypass scheme will contribute to the Vales economy creating easier and efficient access for businesses and commuters.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren Farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/2/2 S.Vaughan

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

Representation proposes that the Llysworney Bypass is allocated within the Deposit LDP.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the represor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-5815/3/1 S.Vaughan

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Objection to MG2 Minor Rural Settlement housing allocations and propose a new settlement at Llandow.

Council's Response(s):

In preparing its LDP, the Council is required to follow the legislative process for LDPs set out in Part 6 of the Planning and Compulsory Purchase Act 2004. A key stage in this process is the Pre Deposit Participation and Public Consultation on Strategic Options Stage (Regulation 14 &15), and places a requirement on the Council to prepare in partnership with key stakeholders a pre deposit document setting out the Council's vision, strategic options, preferred strategy and key policies that will provide the overall policy framework for the Deposit LDP.

In accordance with this requirement in May and July 2007, the Council held workshops with stakeholders on the potential strategy options for the Vale of Glamorgan. In total 9 strategic options were identified, including the development of a new settlement within the Vale of Glamorgan. These nine options were also the subject of a Sustainability Appraisal which concluded that of the 9 options identified, Option 5 (the current Deposit LDP Strategy) would provide the widest sustainability benefits.

On the basis of the findings of the Sustainability Appraisal, between January and February 2008 the Council publicly consulted on the LDP Draft Strategy document, which set out the Council's proposed vision, objectives and preferred growth strategy for the Vale of Glamorgan.

During this consultation, the Council received 210 representations to the Draft Preferred Strategy, and included the proposal of a further spatial option (8a), namely the addition of Llandow Newydd as the location of a new settlement alongside the preferred LDP strategy. In response to this proposal the Council undertook a further appraisal of the options, which concluded that the current LDP strategy provided the most sustainable option for the Vale of Glamorgan.

In addition to the above, in preparing the LDP, the Council is also guided by the policy requirements prescribed nationally, and primarily contained within Planning Policy Wales (PPW). This advises that local planning authorities should direct development to the sustainable locations with the overall aim of reducing the need to travel by locating development within existing urban areas or other locations which are or can be served by public transport. Furthermore in identifying land for future development PPW advises that local planning authorities firstly consider re-use of previous developed land and buildings within settlements, then settlement extensions and finally new development around settlements with good public transport links (Paragraph 9.28 refers).

Finally, in respect of new settlements, PPW indicates that "any proposals for new settlements should be promoted through, and fully justified in, the development plan. Plans should state clearly the contribution which developers will be expected to make towards the provision of infrastructure, community facilities and affordable housing. New settlements on greenfield sites are unlikely to be appropriate in Wales, and should only be proposed where such development would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements. (Paragraph 9.27)"

In this respect, in considering the proposed development of land at Llandow Airfield, the Council commissioned a review of the agricultural land quality of the undeveloped areas of which the proposed new settlement would occupy. This revealed that a significant area of the land 51ha falls within grade 3a agricultural land classification (best and most versatile classification), and a further 36 ha of 3b agricultural land.



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/1 S.Vaughan

In this regard PPW states that:

“In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.”

In selecting sites for development, the Council has sought to clarify the agricultural quality of the sites allocated within the LDP, and has worked closely with the Welsh Governments Natural Environment and Agriculture Department to ascertain the quality of land for allocated sites. From this work the Council has minimised the loss of BMVA land. Additionally, Appendix 5 of the LDP identifies those sites where agricultural land has been verified by the Welsh Government, but where a further detailed agricultural land assessment is required to verify the grading of the land. The Council is therefore of the opinion that in identifying the housing allocations, it has sought to ensure that priority is given to brownfield developments, and where greenfield sites have been required these have been limited to those of lower quality, that is grade 3b and below consistent with the National Planning Policy Wales. Accordingly the Council are of the view that it is unnecessary to include a policy within the LDP for the protection of BMVA, as this would reiterate national planning policy.

On the basis of the above, the Council consider that it has fully considered all policy options when preparing the Deposit LDP, including satisfying the requirement of national policy when considering the suitability of a new settlement at Llandow Airfield, alongside other existing established settlements.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/10 S.Vaughan

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/11 S.Vaughan

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (44) - Land adjacent to St Brides Road, Wick.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/12 S.Vaughan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (45) - Land off Sandy Lane, Ystradowen.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represorator ID and details: ID-5815/3/2 S.Vaughan

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (2) - Land at Higher End, St Athan.

Council's Response(s):

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/3 S.Vaughan

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (5) - Land to the east of Eglwys Brewis.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/4 S.Vaughan

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representer ID and details: ID-5815/3/5 S.Vaughan

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/6 S.Vaughan

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (19) - Land adjoining St. Athan Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/7 S.Vaughan

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (20) - Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/8 S.Vaughan

Alternative Site ASD33 - MG 2 (35) - Land west of Port Road, Wenvoe - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/3/9 S.Vaughan

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (36) - Land adjoining Court Close, Aberthin.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/4/1 S.Vaughan

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/4/2 S.Vaughan

Alternative Site ASD02 - MG 2 (41) - Ogmore Residential Centre - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/4/3 S.Vaughan

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5815/4/4 S.Vaughan

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5816/1/1 Mr & Mrs White

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5817/1/1 Mr & Mrs Parkin

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5818/1/1 Miss J Salter

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5819/1/1 Mr & Mrs Powney

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5820/1/1 Rhian Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5820/2/1 Rhian Thomas

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN071 - Land north east of Weycock Cross, Barry , for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5820/3/1 Rhian Thomas

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5821/1/1 D G Griffiths

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5821/2/1 D G Griffiths

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5822/1/1 Mrs P.Thomas

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5822/2/1 Mrs P.Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5823/1/1 Mr S.Evans

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5824/1/1 Mrs Clare Evans

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5825/1/1 Mrs S J Cheeseman

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5825/2/1 Mrs S J Cheeseman

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5826/1/1 Mrs J.A.Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5827/1/1 Ms Heddwyn James

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5827/2/1 Ms Heddwyn James

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5827/2/2 Ms Heddwyn James

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5828/1/1 Mr M.Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5829/1/1 Mrs G.Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5830/1/1 Mr and Mrs Humphries

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5831/1/1 Mr D.I.Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5832/1/1 **Mr & Mrs Kipling**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5833/1/1 Mr Ken Matthews

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5834/1/1 Mrs L.Matthews

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5835/1/1 Mr Frank Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5835/2/1 Mr Frank Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5836/1/1 S L Evans

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5837/1/1 Mr Peter Evans

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5838/1/1 Mr David Wilson

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5838/2/1 **Mr David Wilson**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5838/3/1 Mr David Wilson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5840/1/1 Lionel Williams

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5840/2/1 Lionel Williams

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5840/3/1 Lionel Williams

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5841/1/1 Mr Bernard Francis

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5842/1/1 Mr L.Moon

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represantor ID and details: ID-5842/2/1 Mr L.Moon

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5842/3/1 Mr L.Moon

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5843/1/1 M.C.Francis

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5843/2/1 M.C.Francis

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5844/1/1 Mr Neil Gaskell

Alternative Site ASN018 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Community Use

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of allotments as part of the redevelopment of MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys (alternative site ASN018).

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5845/1/1 Mrs J.Usher

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5845/1/2 Mrs J.Usher

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5846/1/1 Mrs Layla Wilson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5846/1/2 Mrs Layla Wilson

Alternative Site ASN106 - Land west of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5846/2/1 Mrs Layla Wilson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5846/3/1 Mrs Layla Wilson

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5847/1/1 Mr & Mrs Roberts

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5847/2/1 Mr & Mrs Roberts

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5848/1/1 Una Gavin

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5848/2/1 Una Gavin

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5848/3/1 Una Gavin

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5848/3/2 Una Gavin

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5849/1/1 Cllr R.A.Penrose

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN071 - Land north east of Weycock Cross, Barry , for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5849/1/2 Cllr R.A.Penrose

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5849/2/1 Cllr R.A.Penrose

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5849/2/2 Cllr R.A.Penrose

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5849/3/1 Cllr R.A.Penrose

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN071 - Land north east of Weycock Cross, Barry , for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5849/3/2 Cllr R.A.Penrose

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5850/1/1 S.P.Thomas

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5850/2/1 S.P.Thomas

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5850/2/2 S.P.Thomas

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5850/3/2 S.P.Thomas

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (32) - Llandough Landings

Represor ID and details: ID-5851/1/1 Mr Keith Jones

Alternative Site ASD45 - MG 2 (32) - Llandough Landings - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (32) - Llandough Landings

Represor ID and details: ID-5852/1/1 Mrs Claire Roach

Alternative Site ASD45 - MG 2 (32) - Llandough Landings - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (32) - Llandough Landings

Represor ID and details: ID-5853/1/1 Mr K.G.Billington

Alternative Site ASD45 - MG 2 (32) - Llandough Landings - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (32) - Llandough Landings

Represor ID and details: ID-5854/1/1 Mr Roger Griffiths

Alternative Site ASD45 - MG 2 (32) - Llandough Landings - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5855/1/1 Mr Tony Williams

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5856/1/1 Mr M.Howells

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5857/1/1 Mrs Angela Miser

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5858/1/1 **Mr & Mrs Reynolds**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5859/1/1 Mr Nigel Harris

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representer ID and details: ID-5860/1/1 Mr Terry Clarke

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5860/1/2 Mr Terry Clarke

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5861/1/1 C.Jenkins

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5861/1/2 C.Jenkins

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5862/1/1 **Hannah Raybould**

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5862/1/2 Hannah Raybould

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5863/1/1 Rolan Elis Tomos

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5863/1/2 Rolan Elis Tomos

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5864/1/1 Mr Euan Llewellyn Griffith

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5864/1/2 Mr Euan Llewellyn Griffith

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5865/1/1 M.Archer

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5865/1/2 M.Archer

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5866/1/1 Mrs P.Anne Walklate

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5866/1/2 Mrs P.Anne Walklate

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5867/1/1 V.Truran

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5867/1/2 V.Truran

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5868/1/1 Scott Palmer

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5868/1/2 Scott Palmer

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

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Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5869/1/1 **Mr Peter Palmer**

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5869/1/2 Mr Peter Palmer

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5870/1/1 Lewis Palmer

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5870/1/2 Lewis Palmer

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Represor ID and details: ID-5871/1/1 Mrs Sharron Hopkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Concerned about the loss of green wedge agricultural land and recommends that SP2 be amended so only the airport to remain in the business zone.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of the area, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found over 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5872/1/1 Cllr Kevin Mahoney

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5872/1/2 Cllr Kevin Mahoney

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5872/2/1 Cllr Kevin Mahoney

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5872/3/1 Cllr Kevin Mahoney

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-5872/3/2 Cllr Kevin Mahoney

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN071 - Land north east of Weycock Cross, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5872/4/1 Cllr Kevin Mahoney

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Issues with congestion, car park for Cosmeston Park already being fully utilised and cars parking in Lavernock Housing Estate.

Council's Response(s):

A Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the country park is appropriately located to attract daily commuters who utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. It should be noted that the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride facility at Cosmeston Lakes country park is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan.

Further any substantial new development would require the submission of a robust Transport Assessment (TA). The TA would evaluate and determine any mitigation measures which would be required to alleviate any adverse impacts upon the local highway network that had been identified as a result of the development. The council considers therefore that the concerns expressed by the repesor in relation to the local highway are unfounded and would not justify the deletion of the site from the Deposit LDP as requested.

It should be noted that no consideration has yet been given to the operation and management of any future park and ride facility that may ultimately be developed at Cosmeston Lakes Country Park. However, should charging be implemented and on street parking in surrounding residential areas occur as a consequence, this would then become a highways management and enforcement and/or police matter and is not an issue for consideration within the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5873/1/1 Mrs C L Pearce

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5874/1/1 Mr Matthew Morgan

Alternative Site ASN067 - Land North East of Colwinston - Residential

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN067 - Land North East of Colwinston within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5875/1/1 Lynee Arbourne

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5875/2/1 Lynee Arbourne

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-5876/1/1 Mr M Morgan & Mrs Eleanor Morgan

Alternative Site ASN068 - Land to the east of Corntown - Mixed Use

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN068 - Land to the east of Corntown for inclusion in the Deposit LDP for mixed uses including residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representor ID and details: ID-5877/1/1 The Trustees of the Thomas Trust

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for housing allocation MG2 (19) Land adjoining St Athan Road, Cowbridge.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG19 - Sites of Importance for Nature Conservation

Representer ID and details: ID-5878/1/1 Mr R.Anderton

Alternative Site ASD36 - Land adjoining Cardiff Road, Barry - SINC 339 - Delete Sites of Importance for Nature Conservation 339

Representation Type Object

Summary of Representation:

Representation objects due to the proposed SINC designation (SINC 339) on land owned by representer. Representer may need to expand development in the future, finds MG 19 (Sites of Importance for Nature conservation) too restrictive. Amend SINC designation to exclude representation's site.

Council's Response(s):

The Sites of Importance for Nature Conservation (SINC) designations contained within the Deposit LDP have been identified according to guidance published by the Wales Biodiversity Partnership ('Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Sites Systems in Wales') which was adopted by the Vale of Glamorgan Council in 2009 and which provides a robust set of criteria against which all potential SINC's could be assessed. The 2013 SINC review survey builds on previous SINC identification works which commenced in 1999 and the Council therefore considers that the SINC designations identified on the LDP Proposals Map are based on a robust evidence base which accurately reflects locally important nature conservation sites within the Vale of Glamorgan.

The Council considers that while the intention of Policy MG19 is clear, the supporting text of paragraph 6.126 allows for flexibility in its application in instances where the benefits of a development outweigh the importance of the SINC. In such instances mitigation will be required to compensate for the adverse impact of the development on the SINC. Issues relating to compensatory measures and habitat loss are covered in detail in the councils Supplementary Planning Guidance on Biodiversity and Development which would be a material consideration in the assessment of any future development proposals. Therefore, no changes are considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5879/1/1 **Mr Alan Robert Evans**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Represontor ID and details: ID-5880/1/1 The Executors of D Hill, Mr E Hill and Mrs D Evans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support is given to the housing allocation but suggest that the allocation may be capable of delivery a higher number of dwellings than tha identifeid in the Depsoit LDP.

Council's Response(s):

Support is welcomed. The site is anticipated to delivery circa 100 dwellings however it is accepted that site developments may deliver higher or lower dwelling numbers as a result site specific matters as well as design and layout of any proposed scheme.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5881/1/1 Dr Andrew Loyns

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-5883/1/1 Hannah Reeves

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

SP 7 should include the provision of the Dinas Powys Bypass to alleviate traffic and congestion from the A4055 running through Dinas Powys. Therefore allowing viable development proposals for housing to be permitted.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

While a reference to the Dinas Powys by-pass is included within the Regional Transport Plan, this is within the projected five year programme to 2014/15 and no funding has been identified as being associated with the scheme. Further, the RTP at paragraph 5.8.7 is clear in its objectives for new road schemes in that they should 'facilitate more efficient transportation for the benefit of the environment, the economy and for social need and will also be expected to provide benefits for regeneration and facilitate new development'. Therefore, while the Council accepts that a by-pass would bring benefits it is considered unlikely to fulfil the remaining necessary criteria to secure sufficient funding to ensure that it is delivered during the lifetime of the LDP.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5884/1/2 Andrew Robertson

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5884/1/3 Andrew Robertson

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

MG 16 should include a proposal for a Dinas Powys By-pass to alleviate congestion through the settlement. The capacity assessment of highways network junction carried out by Capita Symonds highlights the Cardiff Road running through Dinas Powys is over capacity therefore it is apparent there is a need for the By-pass provision.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

Notwithstanding the above, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-5885/1/1 Steve Thomas

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5885/2/1 Steve Thomas

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

MG 16 should include a proposal for a Dinas Powys By-pass to alleviate congestion through the settlement. The capacity assessment of highways network junction carried out by Capita Symonds highlights the Cardiff Road running through Dinas Powys is over capacity therefore it is apparent there is a need for the By-pass provision.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the repesor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

Notwithstanding the above, the Council considers that the route identified in previous development plans is largely protected by the area to the east of Dinas Powys having been designated as a Green Wedge. Further the area lies outside any designated residential settlement boundary in open countryside where development proposals would be resisted. The specific protection of a route for the Dinas Powys by-pass is therefore not considered to be necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5886/1/1 Cllr C.J Williams

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5886/1/2 Cllr C.J Williams

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5886/1/3 Cllr C.J Williams

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5886/1/4 Cllr C.J Williams

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5887/1/1 Mr Michael Shepperdson

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representor ID and details: ID-5887/1/2 Mr Michael Shepperdson

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN071 - Land north east of Weycock Cross, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-5887/2/1 Mr Michael Shepperdson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5887/2/2 **Mr Michael Shepperdson**

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN059 - Land South West of Weycock Cross, for inclusion in the Depsoit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock**Represorator ID and details:** ID-5887/3/1 **Mr Michael Shepperdson****Alternative Site** ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5887/3/2 **Mr Michael Shepperdson**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Represor ID and details: ID-5888/1/1 Claire Croft

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy SP2 (iii)- reducing the proposed area.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of the area, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found over 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5889/1/1 Mrs H.L.Clarke

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5889/2/1 Mrs H.L.Clarke

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5889/3/1 Mrs H.L.Clarke

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5890/1/1 Mr Barrie Matthews

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5890/2/1 **Mr Barrie Matthews**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represantor ID and details: ID-5891/1/1 Mr J.K.Jones

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5891/2/1 Mr J.K.Jones

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5891/2/2 Mr J.K.Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5891/3/1 Mr J.K.Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5891/3/2 Mr J.K.Jones

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN059 - Land South West of Weycock Cross, for inclusion in the Depsoit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5892/1/1 Mrs Mary Matthews

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5892/2/1 Mrs Mary Matthews

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

The representer objects to the park and ride facility at Cosmeston because of the loss of biodiversity and ecology and the fact the site is a SSSI at Cosmeston Lakes Country Park. Representer has suggested a proposal for a park and ride at the Chemical Complex in Barry as an alternative as they believe it would be more feasible.

Council's Response(s):

A Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers that the site at Cosmeston Lakes Country Park is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal that would help reduce the number of car based daily journeys to/from Cardiff. It should be noted that in addition to the above, the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan. With regard to any impact on the Site of Special Scientific Interest, this has been primarily designated for the existence of the Starry stonewort is present within the deep waters of the lakes at Cosmeston and while the starry stonewort is susceptible adverse pollution within the lakes it is unlikely that the development of a park and ride facility near the entrance to the country park would impact upon the species population.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5892/2/2 Mrs Mary Matthews

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5892/2/3 Mrs Mary Matthews

Alternative Site ASN101 - Land at Dow Corning, Barry - Transportation - new station / transport interchange

Representation Type Object

Summary of Representation:

SP 7 should remove the 500 space park & ride facility proposed for Cosmeston and move to the outskirts of Barry onto vacant brownfield land at the chemical complex as the majority of commuters travel from Barry. There should be a smaller satellite hub of 50 car parking spaces at Cosmeston linking the Bus route with priority measures at Dinas Powys, Merrier Harrier and Penarth Redland Road.

Council's Response(s):

A Park and Ride facility within the Penarth area has been identified in the South East Wales Transport Alliance Park and Ride study and the Council considers the site at Cosmeston Lakes Country Park is appropriately located to intercept daily commuters, large numbers of whom currently utilise Lavernock Road as an alternative to Cardiff Road through Dinas Powys. The Council considers that the scheme represents an important and deliverable proposal which would help reduce the number of car based daily journeys to/from Cardiff. It should be noted that the Council has secured funding for feasibility investigations into bus priority improvements within Dinas Powys and Penarth and onwards into Cardiff which would complement investigations into bus access across the Cardiff Bay Barrage that have already been undertaken. The Council is therefore of the opinion that the siting of the park and ride site at Cosmeston is appropriate given the existing and ongoing feasibility studies into improved public transport provision and facilities within the area and that the development and use of bus priority measures together with the park and ride scheme will help encourage the increased use of sustainable transport within the Vale of Glamorgan. With regard to any impact on the Site of Special Scientific Interest, this has been primarily designated for the existence of the Starry stonewort which is present within the deep waters of the lakes at Cosmeston and while the starry stonewort is susceptible to adverse pollution within the lakes it is unlikely that the development of a park and ride facility near the entrance to the country park would impact upon the species population.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5892/2/4 Mrs Mary Matthews

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5893/1/1 DPFRAPEd

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5893/1/2 DPFRAPEd

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5893/1/3 DPFRAPEd

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-5893/1/4 DPFRAPEd

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5894/1/1 Mr & Mrs Owen

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5894/2/1 Mr & Mrs Owen

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5894/2/2 Mr & Mrs Owen

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5895/1/1 Jon Rees

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5895/1/2 Jon Rees

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5896/1/1 Mrs Thelma whiting

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5897/1/1 Mr H.C.Musto

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5898/1/1 Mr W D Kelly

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5899/1/1 Mrs Kath Lougher

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5900/1/1 Mr Anthony Provis

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5901/1/1 Christine Kelly

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5902/1/1 Mrs Kathleen Mary Provis

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5903/1/1 Anita Jones

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5904/1/1 Mr & Mrs Holland

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5904/1/2 Mr & Mrs Holland

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions the need for the Airport Enterprise Zone.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of the area, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found over 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-5904/1/3 Mr & Mrs Holland

Alternative Site ASD28 - MG 25 (2), MG 9 (2) - Country Park Extension - Porthkerry, Barry - Delete Site

Representation Type Object

Summary of Representation:

Concerns with Policy MG 25 (2) the allocation of land would come at the expense to the taxpayer, ruin the community and privacy of Porthkerry for many residents.

Council's Response(s):

The proposed extension to the country park forms a part of the larger Cardiff Airport and St Athan Enterprise Zone allocation which has been designated by the Welsh Government. As a part of this initiative, the land will be conveyed to the council and incorporated into the country park and managed as a part of that enterprise. If appropriate a management plan will be prepared to ensure that the land is suitably managed and maintained and this may include a continuation of the existing agricultural use. In accepting the land as an extension to the country park the council would not anticipate any adverse impacts upon existing residents and any such impacts that may ultimately occur would be managed appropriately and in partnership with any relevant agencies and the appropriate local law enforcement community. The inclusion of the land as an extension to the country park would not have an impact on the lands designation as a green wedge as this designation in this area is maintained within the Deposit LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5905/1/1 Mr Clifton Russell

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5906/1/1 Penny Earnshaw

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5908/1/1 Charles Church East Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks and amendment to the residential settlement boundary to include alternative site ASN069 - Land at Penlan Road, Llandough for inclusion in the deposit LDP for residential development.

Council's Response(s):

Comments noted - Since the representation was submitted, the site referred to in the representation is now subject of a planning permission for 25 dwellings (2013/00632/FUL). Notwithstanding this the Council is of the view that the flexibility allowed with the LDP is appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represorator ID and details: ID-5908/1/10 Charles Church East Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD4 - Community Infrastructure and Planning Obligations.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5908/1/11 Charles Church East Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD8.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5908/1/12 Charles Church East Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD10 - Promoting Biodiversity.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5908/1/2 Charles Church East Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 on the grounds that the flexibility allowance should be increased to 10% from 5%. This will allow for sites that may not come forward and for sites being developed at lower densities. There is an over reliance on windfall sites more focus on development identified sites.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5908/1/3 Charles Church East Wales

Alternative Site ASN069 - Land at Penlan Road, Llandough - Residential

Representation Type Object

Summary of Representation:

Representation promotes alteranative site ASN069 - Land at Penlan Road, Llandough for inclusion in the Depsoit LDP for residential development.

Council's Response(s):

The representation relates to a proposed new residential allocation to reflect potential development proposals for the Former Quarry site at Leckwith Road, Llandough. A planning application (2013/00632/FUL) has since been considered for the site which has been granted approval and is currently under construction. Having considered all representations and evidence, the allocation of the site is not considered to be required to ensure the soundness of the Plan. However, a Focused Change to the Residential Settlement Boundary and Special Landscape Area boundary under policy MG17 (6) has been proposed as a factual update resulting from the planning consent and to ensure the consistency and soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5908/1/4 Charles Church East Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Apply a higher flexibility allowance in the Plan and allocate the land at Leckwith Road, Llandough for residential development in future Focused Changes to the Plan.

Council's Response(s):

Comments noted- Since the representation was submitted, the site referred to in the representation is now subject of a planning permission for 25 dwellings (2013/00632/FUL). Notwithstanding this the Council is of the view that the flexibility allowed with the LDP is appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5908/1/5 Charles Church East Wales

Alternative Site ASA49 - Land at Penlan Road, Llandough - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation promotes alteranative site ASN069 - Land at Penlan Road, Llandough for inclusion in the Depsoit LDP for residential development.

Council's Response(s):

The representation relates to an amended Special Landscape Area boundary to reflect potential development proposals for the Former Quarry site at Leckwith Road, Llandough. A planning application (2013/00632/FUL) has since been considered for the site which has been granted approval and is currently under construction. Therefore, having considered all representations, evidence and the suggested amended site boundary a Focused Change to the Special Landscape Area boundary under policy MG17 (6) is proposed. A consequential amendment to the Residential Settlement Boundary is also considered to be necessary as a result of the planning consent and Focused Change.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represantor ID and details: ID-5908/1/6 Charles Church East Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation promotes alternative site ASN069 - Land at Penlan Road, Llandough for inclusion in the Deposit LDP for residential development.

Council's Response(s):

Representation promotes alteranative site ASN069 - Land at Penlan Road, Llandough for inclusion in the Depsoit LDP for residential development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5908/1/7 Charles Church East Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5908/1/8 Charles Church East Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD2 Place Making.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5908/1/9 Charles Church East Wales

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD 3 Design of New Development.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5909/1/1 Mr David Chandler

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5909/1/2 **Mr David Chandler**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5910/1/1 Mrs J.R.Griffiths

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5910/2/1 Mrs J.R.Griffiths

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5910/2/2 Mrs J.R.Griffiths

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5911/1/1 Valmai Ann Thomas

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5911/1/2 Valmai Ann Thomas

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5912/1/1 Mr J.R.Griffiths

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5912/2/1 Mr J.R.Griffiths

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5912/2/2 Mr J.R.Griffiths

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5913/1/1 Phillip Shaw

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG2 (43) and seeks the deletion of the associated open space provision MG 25 (10).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5913/1/2 Phillip Shaw

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5914/1/1 Catherine Pearce

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5914/1/2 Catherine Pearce

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN059 - Land South West of Weycock Cross, for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5914/2/1 Catherine Pearce

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5914/2/2 Catherine Pearce

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose**Represor ID and details:** ID-5915/1/1 **Protect the Vale Line / Stop the Spur Campaign****Alternative Site** ASA08 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Green Wedge - increase designation**Representation Type** Object**Summary of Representation:**

Objects to MG 10 on the grounds the land added to the MG 10 allocation south of Port road should be reduced and reinstated as a green wedge and making Port Road the boundary which is a more logical boundary for the allocation. The new allocation is unrealistic and will result in an unacceptable loss of green space remove allocation from south east of Port Road.

Council's Response(s):

The LDP identifies the land at MOD St Athan – Cardiff Airport as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The Welsh Government is in the process of preparing a development framework for the future development of the Enterprise Zone which will provide further details of the proposals set out in the LDP.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan. Further supporting evidence in relation to the employment policies of the Plan and the strategic employment sites is provided in the Further Advice on the Employment Land and Premises Study document (2015).

Given its regional importance, the wider economic benefits of the site and the development framework which provides further details of the proposed land use, the Council consider that the Cardiff Airport – St Athan Enterprise Zone should not be amended.

Policy MG18 Green Wedges is clear in its intention to protect land identified under the policy as green wedge from, unwarranted and inappropriate development. The Council has undertaken a review of the green wedge designations previously included with the Adopted Vale of Glamorgan Unitary Development Plan 2011 – 2026 and has sought to refine the designations in areas where development pressure exists or have been removed. The amendments of the green wedge boundaries to enable further residential development or to further restrict development is not considered to be based on any significant evidence and are therefore considered unwarranted.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5915/1/2 Protect the Vale Line / Stop the Spur Campaign

Alternative Site ASA07 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Strategic Site - reduce Employment allocation

Representation Type Object

Summary of Representation:

Representation objects to policy MG 10 on the grounds the land added to the MG 10 allocation south of Port road should be reduced and reinstated as a green wedge and making Port Road the boundary which is a more logical boundary for the allocation. The new allocation is unrealistic and will result in an unacceptable loss of green space remove allocation from south east of Port Road.

Council's Response(s):

The representation seeks an amendment to a site allocation within the Deposit LDP for residential development.

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated within the LDP are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the suggested alternative site to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represor ID and details: ID-5915/2/1 **Protect the Vale Line / Stop the Spur Campaign**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 10 on the grounds the proposed safeguarding of a route for a potential rail link to Cardiff Airport would go against the LDP's objectives to sustain and develop communities in the Vale, to ensure development makes a positive contribution to mitigating climate change effects and to provide greater access to sustainable forms of transport. Due to the lack of a Master plan for Cardiff Airport it is impossible to assess the inclusion of the employment land in the LDP. Delete reference to safeguarding a route for a potential rail link to Cardiff Airport.

Council's Response(s):

The LDP strategy recognises the importance of Cardiff Airport and the surrounding Enterprise Zone to the future prosperity of the Vale of Glamorgan and the wider South Wales region. Policies SP2 and MG10 allocates land for strategic employment sites at St Athan and Cardiff Airport.

The line of the rail spur has not been illustrated on the Proposals Map or included within the transport policies of the Plan and the scheme has therefore not been proposed as part of the Deposit LDP. The supporting text of the Plan does however include details at paragraph 6.63 of the requirements for the future master planning of the site. While the comments of the repesor are noted, the Council considers that the potential route for a rail spur should be considered rather than safeguarded as part of the master planning exercise for the site given the Cardiff City Region Metro proposals for south east Wales. Therefore, the removal of paragraph 6.63 (d) is not considered to be required however, it is proposed to amend the supporting text to clarify the requirements for the master planning stage.

Further, while the line of the rail spur has not been illustrated on the Proposals Map, land potentially required for the route is largely protected by its inclusion within the green wedge designation. The employment site has been identified as a part of the St Athan - Cardiff Airport Enterprise Zone and connectivity of the strategic site with the wider region will be a key consideration of any future master plan for the Enterprise Zone.

Proposed change:

Amend paragraph 6.63 (d) to read: "Consideration of a route for a potential rail link to Cardiff Airport across the site so that development proposals do not compromise future proposals to enhance sustainable access to the airport".

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5915/3/1 Protect the Vale Line / Stop the Spur Campaign

Alternative Site ASA08 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Green Wedge - increase designation

Representation Type Object

Summary of Representation:

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represorator ID and details: ID-5915/3/1 **Protect the Vale Line / Stop the Spur Campaign**

extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Representor ID and details: ID-5915/3/2 **Protect the Vale Line / Stop the Spur Campaign**

Alternative Site ASA09 - Land to the south east of Cardiff Airport and south of Port Road, Rhoose - Strategic Site - reduce Employment allocation

Representation Type Object

Summary of Representation:

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Council's Response(s):

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Officer Recommendation:



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represor ID and details: ID-5915/3/3 Protect the Vale Line / Stop the Spur Campaign

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 9 (2) as the extent of the employment allocation is too large. Amend by deleting the allocation situated to the south and east of Port road and return the land to green wedge. If deletion is not viable the southern boundary should be amended (see plan 2 of representation). Include a phasing provision of development starting in the north and west of the site. Amendments should take place due to the oversupply of employment allocation, part of the land allocated is grade 3a agricultural land and should be preserved and there will be an unacceptable impact on nature conservation interests.

Council's Response(s):

The LDP identifies the land at Cardiff Airport and Port Road Rhoose as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework is in the process of being prepared for the Enterprise Zone which will inform future detailed proposals for the sites. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study, no changes are considered to be required to ensure the soundness of the Plan.

In terms of Agricultural Land quality, an Agricultural Land Classification (ALC) Study Report for the Land at Model Farm, Barry was prepared in November 2011. The study investigated the Agricultural Land Classification (ALC) and soil resources of an area to the east of Cardiff Airport at Barry in south Wales, by means of a detailed survey of soil and site characteristics. The land consists of higher relatively flat land, and steeply sloping incised valleys. Existing use of the agricultural land is a mixture of arable cultivation, improved pasture, and permanent pasture. The report concluded that the land of best and most versatile quality (Grades 1, 2, and 3a) is only found on 1.7% of the agricultural land in the study area. The remainder of the agricultural land was of poorer quality either Grade 3b, 4 or 5.

In terms of the impact on the rural area, this has been considered together with the need for the strategic employment allocation. The design and remaining development policies of the LDP will seek to ensure that development is managed to minimise or mitigate detrimental impacts. In addition, the sustainability appraisal of Model Farm, Port Road, Rhoose as part of the site assessment process concluded that the proposal will have a neutral or positive effect on biodiversity, landscape or nature conservation designation.

PPW (2014) states that 'phasing may be justified by considerations relating to physical or social infrastructure, or to the adequacy of other services, which may indicate that a particular site cannot be released for development until a particular stage in the plan period.' In this respect, the Strategic Development Framework for the Enterprise Zone will inform detailed



Deposit Plan Policy - MG18 (5) - Between Barry & Rhoose

Represor ID and details: ID-5915/3/3 Protect the Vale Line / Stop the Spur Campaign

proposals for the strategic sites. This will include details on industrial or offices uses focusing on aerospace and high-tech manufacturing on the site, together with the planned 42ha extension to Porthkerry Country Park as well as considering proposals for an energy centre and route for a rail spur. The framework will provide further details on phasing of the development however it is considered inappropriate for the LDP to constrain the development of specific land at the Cardiff Airport strategic employment site.

Notwithstanding this, monitoring targets relating to the strategic employment allocations have been included within the Measuring Success section of the Deposit LDP to monitor the delivery of the Plan and to indicate potential areas for Plan review. Monitoring targets for the Cardiff Airport Enterprise Zone are shown under Policy Target number PT35 which requires the adoption of master plans or the granting of planning permissions for the Cardiff Airport Enterprise Zone by 2016 and provision of an extension to Porthkerry Country Park as part of the Cardiff Airport Enterprise Zone proposals by 2018.

It is considered that the LDP contains sufficient phasing and monitoring criteria to allow deliverability issues to be considered and reviewed as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance. Furthermore, it is considered that placing restrictions on strategic employment sites or the delivery of allocations in support of the Strategic Opportunity Area would provide an inflexible approach which would negatively impact on the delivery of the wider site and the soundness of the Plan.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5916/1/1 Mrs Sue Dentten

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5916/2/1 Mrs Sue Dentten

Alternative Site ASD46 - MG 16 (12) – Bus Park and Ride at Cosmeston, Penarth - Delete Site

Representation Type Object

Summary of Representation:

Issues with congestion, car park for Cosmeston Park already being fully utilised and cars parking on residential roads nearby.

Council's Response(s):

As with the residential allocation contained within the deposit LDP any substantial new development would require the submission of a robust Transport Assessment (TA). The TA would evaluate and determine any mitigation measures which would be required to alleviate any adverse impacts that may occur to the local highway network that had been identified as a result of the development. The council considers therefore that the concerns expressed by the represor in relation to the local highway are unfounded and would not justify the deletion of the site from the Deposit LDP as requested.

It should be noted that no consideration has yet been given to the operation and management of any future park and ride facility that may be developed at Cosmeston Lakes Country Park. Any new facility would be separate to the country park and would be operated under its own management regime and structure. It is also not the intention that a park and ride facility would become a part of the country park; moreover, it would be a separate entity with its own management regime and operational structure. Should charging be implemented and on street parking in surrounding residential areas occur as a consequence, this would then become a highways management and enforcement and/or police matter and is not an issue for the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5917/1/1 Christopher Wharton

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5917/1/2 Christopher Wharton

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5918/1/1 Mr I.Barlow

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5918/2/1 Mr I.Barlow

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5918/3/1 Mr I.Barlow

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5918/3/2 Mr I.Barlow

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5919/1/1 Margaret Hughes

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-5920/1/1 Eleanor Bird

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5921/1/1 Mrs Sheila Davies

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5921/1/2 Mrs Sheila Davies

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5922/1/1 **G P Dowding**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-5923/1/1 M.J.Crutenden

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5923/2/1 M.J.Crutenden

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5923/3/1 M.J.Crutenden

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5924/1/1 Martin G Dowding

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5925/1/1 Miss A.P.James

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5925/1/2 Miss A.P.James

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5925/2/1 Miss A.P.James

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5926/1/1 Eleanor Dowding

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5927/1/1 **Mr P R King and Mrs J King**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5928/1/1 Mrs Iola Dunn

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5929/1/1 Dr Ann Ager

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5930/1/1 G.W.Dunn

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5930/1/2 G.W.Dunn

Alternative Site ASN070 - Hayes Road, Sully - Community Use

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the site should be allocated as allotments to meet community need. Site should be returned to public open space. The types of dwellings proposed on site are inadequate in protecting against any chemical incidents from Dow Chemicals site. Detrimental effect on tourism. Allocation will have a negative effect on strategic employment developments in the area. Site is not large enough to adequately provide for the gypsy and traveller community. Remove gypsy and traveller allocation from Hayes road site and return to public open space and allotments.

Council's Response(s):

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5930/2/1 G.W.Dunn

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5930/3/1 G.W.Dunn

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/1/1 W.E.Dunn

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/1/2 W.E.Dunn

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 5 on the grounds the site should be allocated as allotments to meet community need. Site should be returned to public open space. The types of dwellings proposed on site are inadequate in protecting against any chemical incidents from Dow Chemicals site. Detrimental effect on tourism. Allocation will have a negative effect on strategic employment developments in the area. Site is not large enough to adequately provide for the gypsy and traveller community. Remove gypsy and traveller allocation from Hayes road site and return to public open space and allotments.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/1/3 W.E.Dunn

Alternative Site ASN066 - Alps Depot, Wenvoe - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/1/4 W.E.Dunn

Alternative Site ASN066 - Alps Depot, Wenvoe - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/1/5 W.E.Dunn

Alternative Site ASN070 - Hayes Road, Sully - Community Use

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/2/1 W.E.Dunn

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/3/1 W.E.Dunn

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5931/3/2 W.E.Dunn

Alternative Site ASN059 - Land South West of Weycock Cross - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN059 - Land South West of Weycock Cross for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5932/1/1 N Kerry Veale

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2 (6) Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Representer ID and details: ID-5932/1/2 N Kerry Veale

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represorator ID and details: ID-5932/1/3 N Kerry Veale

Alternative Site ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5932/1/3 N Kerry Veale

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5932/1/4 N Kerry Veale

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN007 - Land at Llandow within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represorator ID and details: ID-5932/1/5 N Kerry Veale

Alternative Site ASN098 - Eglwys Brewis Road - Transportation - highways improvements

Representation Type Object

Summary of Representation:

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Representer ID and details: ID-5932/1/5 N Kerry Veale

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5933/1/1 Mr Kelvin Price

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represorator ID and details: ID-5934/1/1 **Mr & Mrs Levick-Jones & Thelma Bartlett**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5934/1/2 Mr & Mrs Levick-Jones & Thelma Bartlett

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-5934/1/3 **Mr & Mrs Levick-Jones & Thelma Bartlett**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5935/1/1 Mr and Mrs P G Taylor

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2 (6).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-5935/1/2 Mr and Mrs P G Taylor

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2 (7) land north of NAR.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major**Represorator ID and details:** ID-5935/1/3 **Mr and Mrs P G Taylor****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by represorators.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Representer ID and details: ID-5935/1/3 **Mr and Mrs P G Taylor**

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5936/1/1 Mr Hugh Levick-Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5936/2/1 Mr Hugh Levick-Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5937/1/1 Mrs Patricia Levick-Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5937/2/1 Mrs Patricia Levick-Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5938/1/1 Stephen and Julia Elliot

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5938/2/1 Stephen and Julia Elliot

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represantor ID and details: ID-5939/1/1 John G Davies

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-5940/1/1 Mr & Mrs G Williams

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5941/1/1 Mr Alan Phillips

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5942/1/1 Drs Benjamin & Rachael Currie

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5942/2/1 Drs Benjamin & Rachael Currie

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5943/1/1 Mrs J M Searing

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5944/1/1 **Mr and Mrs A Margetts**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5944/2/1 Mr and Mrs A Margetts

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5945/1/1 Mrs P.M.Lannon

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-5946/1/1 Mrs Elizabeth Stone

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-5947/1/1 Sarah Walch

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Representer ID and details: ID-5949/1/1 J A Haynes

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5949/1/2 J A Haynes

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represorator ID and details: ID-5949/1/3 J A Haynes

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Policy SP 5 should acknowledge the need for employment allocation to be located on more brownfield sites and questions the allocation of greenfield employment land, in particular at the former Bosch site at land south of Junction 34 of the M4.

Council's Response(s):

The former Bosch site at Junction 34 was acquired by Renishaw PLC in 2011 and they have occupied the site since 2012. The area of land allocated within the LDP under policy MG9 (1) Land to the South of Junction 34 M4 Hensol reflects the area currently occupied by the former Bosch development, alongside the area which Renishaw are seeking to develop to facilitate the expansion of their operations as part of a strategic employment site. This is an existing serviced employment site, with strategic highway links which the LDP considers to be of regional importance. Development of the site would provide employment opportunities within the wider South Wales area and its allocation as a strategic employment site is supported by the Employment Land and Premises Study (2013). A planning application for development of the site is current under consideration.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Representor ID and details: ID-5949/1/4 J A Haynes

Alternative Site N/A

Representation Type Comment

Summary of Representation:

MG 16 should not build new roads to relieve congestion on the old ones to then fill up land adjoining these new routes with development that will still increase congestion such as the Culverhouse Cross proposal in the Barry Area. MG 16 needs to sufficiently provide public transport for the rural and western Vale.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represorator ID and details: ID-5949/1/5 J A Haynes

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation provides general comments on the use of green wedges, and that these should connect to each other to provide wildlife corridors.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Representer ID and details: ID-5950/1/1 Paula Palmer

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5951/1/1 **Scott Palmer**

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5952/1/1 Nia Einir Williams

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5953/1/1 **Robert Nash williams**

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (33) - Land north of the Railway Line, Rhose

Represor ID and details: ID-5954/1/1 Howard Dodd

Alternative Site ASD26 - MG 2 (33), MG 6 (6) - Mixed - Land north of the Railway Line, Rhose - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (33) - Land north of the Railway Line, Rhoose

Represor ID and details: ID-5955/1/1 Ms F Hughes

Alternative Site ASD26 - MG 2 (33), MG 6 (6) - Mixed - Land north of the Railway Line, Rhoose - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5956/1/1 Mr Clive Evans

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5957/1/1 C A Cheeseman

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-5958/1/1 Mrs Anna Isaac

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5959/1/1 **Pauline Godfrey**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5959/1/2 Pauline Godfrey

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5959/2/1 **Pauline Godfrey**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5959/2/2 Pauline Godfrey

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5959/3/1 Pauline Godfrey

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-5960/1/1 Miss J G rawson

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5961/1/1 Phillipa & Mark Kestle

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5962/1/1 Alex Gee

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG2 (43) and seeks the deletion of the associated open space provision MG 25 (10).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5962/1/2 Alex Gee

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5963/1/1 Peter Gee

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5963/1/2 Peter Gee

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5964/1/1 D L H Gee

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-5964/1/2 D L H Gee

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5965/1/1 Arthur Coxon

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5965/2/1 Arthur Coxon

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5966/1/1 Robert Lynn

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5966/2/1 Robert Lynn

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5967/1/1 Judith P Lynn

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5967/2/1 Judith P Lynn

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5968/1/1 Mr & Mrs Cummings-Jones

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (2) - Land at Higher End, St Athan

Represor ID and details: ID-5969/1/1 A Simmonite

Alternative Site ASD19 - MG 2 (2) - Land at Higher End, St Athan - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG 2 (2) - Land at Higher End, St Athan, raising concerns regarding the impact that the proposed development would have.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5970/1/1 Mr CD and Mrs DC Stephenson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (25) - Headlands School, St. Augustine's Road

Represor ID and details: ID-5971/1/1 Mrs P Hansen

Alternative Site ASD50 - MG 2 (25), MG 25 (6) - Mixed - Headlands School, St. Augustine's Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5972/1/1 Russ James

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5973/1/1 Mrs Georgina James

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5974/1/1 Mr & Mrs Tuckwell

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-5975/1/1 Mr & Mrs Griffiths

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions the accuracy of the population projections and seeks a reduction on the housing requirement.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-5975/1/2 Mr & Mrs Griffiths

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the proposed housing requirement is too high for the current infrastructure to handle. Amend by reducing housing requirement and any additional infrastructure required by housing must be in place before development begins.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-5975/1/3 Mr & Mrs Griffiths

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG2 (29) - Land at Cross Common Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Representer ID and details: ID-5976/1/1 Joshua James

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5977/1/1 Melanie James

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5978/1/1 Mrs P.A.Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5978/2/1 Mrs P.A.Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5979/1/1 Mr G.Skeet

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5980/1/1 Stephanie Metson

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5981/1/1 **Mr & Mrs Allen**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5982/1/1 Louise Maher

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5983/1/1 Nikki Tubb

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5984/1/1 Irena Wasilewska

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5985/1/1 Dr & Mrs Nathan

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-5986/1/1 Mrs Jacqueline Evans

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5987/1/1 Mrs H.N.Tasker

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5987/2/1 Mrs H.N.Tasker

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5988/1/1 Mr D.G. Tasker

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-5988/2/1 Mr D.G. Tasker

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5989/1/1 Mr John S.Evans

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5989/2/1 Mr John S.Evans

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5989/3/1 Mr John S.Evans

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5990/1/1 Mrs J.M.Simmonds

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5990/2/1 Mrs J.M.Simmonds

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5991/1/1 Mr & Mrs Weeks

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-5991/2/1 Mr & Mrs Weeks

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-5992/1/1 Mrs Sarah Butler

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for MG2 in particular the exclusion of Brynhill Golf Club from the LDP.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5993/1/1 **Mr John Arbourne**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5993/2/1 Mr John Arbourne

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

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Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5994/1/1 Julie Robinson

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represorator ID and details: ID-5994/2/1 Julie Robinson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5995/1/1 Mr I.B.Mathias

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5995/2/1 Mr I.B.Mathias

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-5995/2/2 Mr I.B.Mathias

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds that the housing projections used to create the residential requirement figures is out of date as it is based upon the 2008 household projections. Amend by reassessing the residential requirement using the 20111 WAG household projections.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-5995/2/3 Mr I.B.Mathias

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5995/3/1 Mr I.B.Mathias

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5996/1/1 A.F.Reynolds

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-5996/2/1 A.F.Reynolds

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5997/1/1 Mr Allen Sadler

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5997/1/2 Mr Allen Sadler

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5997/2/1 Mr Allen Sadler

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-5998/1/1 Mr Dennis Williams

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-5999/1/1 Mr Anthony Atkins

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the removal of Sully as a primary settlement within the LDP settlement hierarchy policy MD5 refers to primary settlements.

Council's Response(s):

Sully is identified within the LDP as a Primary Settlement on the basis of the LDP Sustainable Settlement Appraisal, the findings of which suggest that Sully is afforded with a suitable range of services and facilities, including transport links to enable the settlement to accommodate future housing growth.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represor ID and details: ID-5999/1/2 **Mr Anthony Atkins**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG 2 (46) - Land west of Swanbridge Road, Sully.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representer ID and details: ID-5999/2/1 **Mr Anthony Atkins**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6000/1/1 Mrs E.Lovering

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-6000/2/1 Mrs E.Lovering

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6001/1/1 Mr I.Frayling

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6006/1/1 Phillipa Cole

Alternative Site ASN071 - Land north east of Weycock Cross, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN071 - Land north east of Weycock Cross, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6006/1/2 Phillipa Cole

Alternative Site ASD32 - MG 2 (39), MG 25 (9) - Mixed - ITV Wales, Culverhouse Cross - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to the seeks the MG2 (39) - ITV Wales Culverhouse Cross and proposes its deletion from the housing allocations. Concerns raised relate to the potential impacts of the proposed development.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-6006/1/3 Phillipa Cole

Alternative Site N/A

Representation Type Object

Summary of Representation:

The representation states that the Plan fails to provide an adequate range and choice of residential accommodation in Barry. It considers that additional residential development would be more appropriately located in the key settlement of Barry where there is a high demand for affordable housing. Representation objects to the level of housing proposed for St Athan and seeks a reduction. It also considers that the number of residential units proposed in the Minor Rural settlements, particularly Bonvilston, St Nicholas and Wick should be reduced as the number of units proposed are disproportionate to the scale of the existing settlement.

Representation objects to the distribution of housing under MG2 particularly for:

- Minor Rural Settlements at Bonvilston, St Nicholas and Wick where the number of units proposed are disproportionate to the scale of the existing settlement and there is limited community infrastructure
- The level of the housing proposed in St Athan.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Further details relating to the residential requirement and housing supply of the Plan are provided in the Housing Provision background paper (2015).

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Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Within the Minor Rural Settlement category there is a broad spectrum of settlements, in terms of spatial size and resident population. Consequently, the Council is of the view that representations which object to the disproportionate level of housing within a specific settlement, and those which compare the number of houses proposed within one settlement to that in another have not taken into consideration the physical capacity of each village within the hierarchy to accommodate additional housing or their physical, environmental and infrastructure characteristics.

The distribution of housing growth apportioned to each settlement category in the hierarchy, is detailed within the Housing Land Supply background paper (2013). This indicates that Barry accommodates 30% of housing provision; the Service Centre Settlements 21%, Primary Settlements 37% and Minor Rural Settlements 12% (or 9% excluding the brownfield redevelopment allocation at Culverhouse Cross).

The location of development and growth areas identified within the LDP has also been informed by and assists in delivering the overall LDP Strategy and Objectives. The Strategy forms an important part of the Plan and consideration must be had to this in the location of future development to ensure delivery of the Strategy through polices and allocations of the Plan. In



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6006/1/3 **Phillipa Cole**

this respect, the LDP Strategy is comprised of four key elements; “To promote development opportunities in Barry and the South East Zone, the St Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development”. The settlements identified within the Settlement Hierarchy and site allocations therefore have regard to and assist in delivering the overall Strategy of the Plan.

Accordingly, the Council considers that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth. Therefore, no change is considered to be required.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council’s requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-6006/2/1 Phillipa Cole

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to Policy MG 20 due to insufficient flexibility for development on safeguarded sites. Amend by adding additional criteria to make development for alternative use easier to permit.

Council's Response(s):

Safeguarding is not only for the short term, it relates to the ability of future generations to meet their own needs. Mineral resources should not be unnecessarily sterilised for that reason. Therefore, no change is considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6007/1/1 Mr & Mrs Pepper

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6008/1/1 Alex Pay and Amanda Blake

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6009/1/1 Jonathan & Florence Smith

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-6009/2/1 Jonathan & Florence Smith

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6010/1/1 **Derek & Pam Higgs**

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Deletion of MG2 (20) Land North and West of Darren Close, Cowbridge.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6011/1/1 Darren Boys

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-6011/2/1 Darren Boys

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6012/1/1 Anne & Lionel Wilce

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6013/1/1 Babara Dumbleton

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6014/1/1 Rosie Duncombe

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Representor ID and details: ID-6014/1/2 Rosie Duncombe

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation supports alternative site ASN007 - Land at Llandow for inclusion on the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6015/1/1 David Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6016/1/1 David Morgan

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6017/1/1 Dr Christopher Short

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6018/1/1 Ken Horsman

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6019/1/1 Christopher Jeans

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6019/1/2 Christopher Jeans

Alternative Site ASN107 - Land at Ffordd y Mileniwm, Barry - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6020/1/1 Cath Wright- Jones

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6020/1/2 Cath Wright- Jones

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6021/1/1 Elizabeth Parkinson

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6022/1/1 Jack and Helen Cuthew

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6023/1/1 Philip Woosnam

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG12 - Retail Hierarchy

Represor ID and details: ID-6025/1/1 G Powys Jones

Alternative Site N/A

Representation Type Object

Summary of Representation:

Policy MG 12 should remove the Font-y-Gary neighbourhood retail centre from as it does not constitute as a neighbourhood centre as referenced in the background paper. Amend by removing Font-y-Gary from the neighbourhood centre classification and re-evaluate the area on up to date information.

Council's Response(s):

The represor has previously sought planning permission to enable the neighbourhood retail centre to be developed for residential purposes which have been subject to a planning application (2013/0009/OUT) that was subsequently refused by the Council and the decision upheld at Appeal (APP/Z6950/A/13/2204394).

The represor considers that the neighbourhood retail centre consists of 2 and not the 3 units identified in the Local and Neighbourhood retail centre review background paper as two of the units have since been converted into one following its original designation. It is considered that the centre could easily be converted back 3 units in the future and that this would meet the threshold set out in the background paper. Notwithstanding this, it is considered the loss of the centre would have a harmful effect on retail provision in the area and the important local role the neighbourhood retail centre plays has been correctly identified in the background paper. Its potential loss would therefore result in the loss of a valued local facility, a reduction of choice and competition, and an increase in the need for local residents to travel to other local centres.

It is considered that the proposed removal of the Fontygary neighbourhood centre from the retail hierarchy is unjustified and the removal of its protection afforded by Policy MG12 would be contrary to the Plan objectives (in particular LDP Objectives 1, 3, 5, 6 and 8). Therefore, the proposed change would not ensure the soundness of the Plan and no change is proposed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG12 - Retail Hierarchy

Represor ID and details: ID-6025/2/1 G Powys Jones

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG12 - Retail Hierarchy

Represor ID and details: ID-6025/2/2 G Powys Jones

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-6026/1/1 Phil Richardson

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-6026/1/2 Phil Richardson

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6027/1/1 Pete Sulley

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to 5% flexibility being too low. Flexibility needs to be higher to allow for the non-delivery of allocated sites. There is an over reliance on windfall sites which will cause future problems in achieving the housing supply. Concerns over the flexibility allowance site already being decided goes against objectives outlined in PPW (2.5 Development Plans).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6027/2/1 Pete Sulley

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the phasing requirement is unfounded as PPW requires LDPs to provide a continual range and choice of sites over the plan period (para. 9.2.2 and 9.3.3 PPW). Phasing is too restrictive towards housing development and would be detrimental in achieving a 5 year supply of housing land. Delete phasing requirement to ensure the soundness of SP 3.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6027/3/1 Pete Sulley

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy MG2 as it appears the proposed allocations have not been robustly considered and demonstrated to be genuinely available, suitable and deliverable for development within the Plan period.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Further details relating to the residential requirement and housing supply of the Plan are provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6027/3/2 Pete Sulley

Alternative Site ASN072 - Land east of Harding Close, Boverton - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN072 - Land north of Orchard Lodge, Boverton for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6027/3/3 Pete Sulley

Alternative Site ASN073 - Land north of Orchard Lodge, Boverton - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN073 - Land north of Orchard Lodge, Boverton for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6027/4/1 Pete Sulley

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to 5% flexibility being too low. Flexibility needs to be higher to allow for the non-delivery of allocated sites. There is an over reliance on windfall sites which will cause future problems in achieving the housing supply. Concerns over the flexibility allowance site already being decided goes against objectives outlined in PPW (2.5 Development Plans).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represorator ID and details: ID-6027/5/1 Pete Sulley

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the phasing requirement is unfounded as PPW requires LDPs to provide a continual range and choice of sites over the plan period (para. 9.2.2 and 9.3.3 PPW). Phasing is too restrictive towards housing development and would be detrimental in achieving a 5 year supply of housing land. Delete phasing requirement to ensure the soundness of SP 3.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6027/6/1 Pete Sulley

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy MG2 as it appears the proposed allocations have not been robustly considered and demonstrated to be genuinely available, suitable and deliverable for development within the Plan period.

Council's Response(s):

In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Further details relating to the residential requirement and housing supply of the Plan are provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6027/6/2 Pete Sulley

Alternative Site ASN072 - Land east of Harding Close, Boverton - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN072 - Land north of Orchard Lodge, Boverton for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6027/6/3 Pete Sulley

Alternative Site ASN073 - Land north of Orchard Lodge, Boverton - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN073 - Land north of Orchard Lodge, Boverton for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/1/1 **Osian Roberts**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/1/2 **Osian Roberts**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/2/1 Osian Roberts

Alternative Site ASA64 - Land east of St Nicholas - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/2/2 Osian Roberts

Alternative Site ASN074 - Land off Dyffryn Lane, St. Nicholas - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN074 - Land off Dyffryn Lane, St. Nicholas for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/2/3 Osian Roberts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the identified housing requirement on the grounds that it is flexibility should be increased and additional housing allocations identified.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/2/4 Osian Roberts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to site MG2(43) St Nicholas and proposes alternative site.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-6028/3/1 Osian Roberts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/4/1 Osian Roberts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to policy MG 1 as the overall housing numbers are too low. There needs to be an increase in overall housing numbers and in the contingency provision. A reduction in the provision for windfall sites is needed to ensure deliverability with more focus on identified housing allocations. Removal of phasing as too restrictive towards development, detrimental to housing provision.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-6028/5/1 **Osian Roberts**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to the requirement for phasing housing sites. The phasing causes housing land supply to be split up and will cause uncertainty for developers as to when they are permitted to progress with an allocated site. Reduces the ability to be flexible. Remove phasing requirement and increase housing supply.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-6028/6/1 Osian Roberts

Alternative Site ASA64 - Land east of St Nicholas - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-6028/6/2 Osian Roberts

Alternative Site ASN074 - Land off Dyffryn Lane, St. Nicholas - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN074 - Land off Dyffryn Lane, St. Nicholas for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-6028/6/3 Osian Roberts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6028/6/4 Osian Roberts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to policy MG 1 as the overall housing numbers are too low. There needs to be an increase in overall housing numbers and in the contingency provision. A reduction in the provision for windfall sites is needed to ensure deliverability with more focus on identified housing allocations. Removal of phasing as too restrictive towards development, detrimental to housing provision.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6029/1/1 Ieuan Williams

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6030/1/1 Nicola Stingl

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6030/2/1 Nicola Stingl

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6030/2/2 Nicola Stingl

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6031/1/1 Oliver Johnson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6031/1/2 **Oliver Johnson**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6032/1/1 Norma Johnson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6032/1/2 Norma Johnson

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-6033/1/1 Chris Dance

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-6033/1/2 Chris Dance

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6034/1/1 **William Wright**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Representer ID and details: ID-6035/1/1 Ian & Sharon Bullock

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-6035/2/1 Ian & Sharon Bullock

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-6035/3/1 Ian & Sharon Bullock

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6036/1/1 Sarah L Howells

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (45) - Land off Sandy Lane, Ystradowen.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-6037/1/1 Ruth Evans

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-6037/1/2 Ruth Evans

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6038/1/1 Susan Coffin

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6039/1/1 Les Thomas

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Represor ID and details: ID-6040/1/1 Mr S W Jones

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted.

As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6041/1/1 David W Owens

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6042/1/1 John Lowry

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6043/1/1 Gareth Wood

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6044/1/1 **G M Dowding**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6045/1/1 Peter W Jarvis

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6047/1/1 **Gaynor Williams**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6047/2/1 **Gaynor Williams**

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6047/3/1 Gaynor Williams

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6048/1/1 Rob Thomas

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG25 (2) - Porthkerry Country Park

Represor ID and details: ID-6049/1/1 Johnathan Stott

Alternative Site ASD28 - MG 25 (2), MG 9 (2) - Country Park Extension - Porthkerry, Barry - Delete Site

Representation Type Object

Summary of Representation:

Concerns with the allocation of 42ha for Porthkerry Park within policy MG 25 (Public Open Allocations). The added allocation and lack of management of parks causing anti-social behaviour e.g. drug dealing. Concerns policy does not take into account the effect of the allocation on nearby residents, specifically the designation of homes within open space.

Council's Response(s):

The proposed extension to the country park forms a part of the larger Cardiff Airport and St Athan Enterprise Zone allocation which has been designated by the Welsh Government. As a part of this initiative, the land will be conveyed to the council and incorporated into the country park and managed as a part of that enterprise. If appropriate a management plan will be prepared to ensure that the land is suitably managed and maintained and this could include issues relating to access if required. In accepting the land as an extension to the country park the council would not anticipate any adverse impacts upon existing residents and any such impacts that may ultimately occur would be managed appropriately and in partnership with any relevant agencies and the appropriate local law enforcement community. The inclusion of the land as an extension to the country park would not have an impact on the lands designation as a green wedge as this designation in this area is maintained within the Deposit LDP. With regard to the inclusion of Glebe Farm within the designation, the Council has illustrated on the Proposals Map the information and site boundaries with which it has been presented. If this information is incorrect appropriate amendments could be made to reflect the private ownership of the properties in question.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6050/1/1 James Collins

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6050/2/1 James Collins

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6050/2/2 James Collins

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represantor ID and details: ID-6051/1/1 **Mr & Mrs Robinson**

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6052/1/1 Sian M. Davies

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 (ii) - Mixed uses at St Athan

Represor ID and details: ID-6053/1/1 Mr Graeme Smith

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks a reduction in the scale of the St Athan Enterprise Zone and an upgrading of the existing Eglwys Brewis Road as an alternative to the proposed Northern Access Road.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Officer Recommendation:

No Change Required

Deposit Plan Policy - SP2 (ii) - Mixed uses at St Athan**Representor ID and details:** ID-6053/2/1 **Mr Graeme Smith****Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - SP2 (ii) - Mixed uses at St Athan

Representer ID and details: ID-6053/2/1 Mr Graeme Smith

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (ii) - Mixed uses at St Athan

Represor ID and details: ID-6053/3/1 Mr Graeme Smith

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks a reduction in the scale of the St Athan Enterprise Zone and an upgrading of the existing Eglwys Brewis Road as an alternative to the proposed Northern Access Road.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic site. In allocating these sites the LDP ensures that it is consistent with the economic development strategies of the Welsh Government.

Land allocated identified in the LDP for employment purposes is comprised of Strategic employment sites providing 444 hectares (314 net developable) and local employment sites providing 52.84 hectares to reflect the different employment needs they serve. The 3 Strategic sites within the LDP consist of 2 which fall within the regional St Athan and Cardiff Airport Enterprise Zone and a third site at Land South of Junction 34, M4 at Hensol.

The Employment Land and Premises Study background paper (2013) sets out the evidence for the employment land allocations. The approach to identify strategic employment sites and local employment sites is set out under Section 10 (Recommendation 1) of that report. There is considered to be clear rationale for the inclusion of these sites within the LDP employment land supply and given the Plan's Strategy, Objectives and evidence base set out in the Employment Land and Premises Study. Further supporting evidence in relation to the employment policies of the Plan and the strategic employment sites is provided in the Further Advice on the Employment Land and Premises Study document (2015).

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development or other alternative uses within the Enterprise Zone due to its regional importance and wider economic benefits. Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

The housing allocations proposed in the St Athan area have been made to reflect the strategic importance of the St Athan Aerospace Business Park and to provide the opportunity for local residents to access employment opportunities generated by the Enterprise Zone. In this respect, the residential allocations have been made to locate residential development close to future job creation. Whilst it is acknowledged there is no certainty that local residents will be employed at the St Athan Enterprise Zone it is considered appropriate and prudent to provide the opportunity for future employees to live in the local area. Therefore, the scale of the proposed development is considered to be appropriate given the significance of the Strategic Site and employment proposals.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (ii) - Mixed uses at St Athan

Represor ID and details: ID-6053/4/1 Mr Graeme Smith

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-6054/1/1 Barbara Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MD 5

Council's Response(s):

Support welcomed

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-6054/2/1 Barbara Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

General comments in support of the LDP.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representer ID and details: ID-6054/4/1 Barbara Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG 18 (5)

Council's Response(s):

Support welcomed

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-6055/1/1 Angela Peterken

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Representation promotes reduced density on the St Cyres school site MG2(26).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represantor ID and details: ID-6055/2/1 Angela Peterken

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is over-estimated and would cause increased infrastructure and traffic problems. Amend by reducing the residential requirement to a more reasonable level.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Represor ID and details: ID-6055/3/1 Angela Peterken

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is over-estimated and would cause increased infrastructure and traffic problems. Amend by reducing the residential requirement to a more reasonable level.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6056/1/1 Michael Grimes

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys

Representor ID and details: ID-6057/1/1 Mrs E A Jackson

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6058/1/1 Janet Hayes

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6059/1/1 Ceri Harris

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Represor ID and details: ID-6060/1/1 JVC Downing

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (29) - Land at Cross Common Road, Dinas Powys

Representor ID and details: ID-6060/2/1 JVC Downing

Alternative Site ASA63 - Land at Brookleigh, Cross Common Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Representor ID and details: ID-6061/1/1 Paul Reynish

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no specific objection to site MG2 (5) - Land to the east of Eglwys Brewis, but wishes to see the development provide a new sewer system to accommodate the additional housing and alleviate existing problems.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (1) - Phase 2, Barry Waterfront

Representor ID and details: ID-6062/1/1 Simon Toner

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks to include within the LDP a vision of how day-to-day activity on the centrepiece of the Barry Waterfront development - the water itself - can be encouraged and achieved.

Council's Response(s):

The proposed development at Barry Waterfront was originally identified in the Vale of Glamorgan Unitary Development Plan and the current LDP allocation relates to the second phase on regeneration of this important brownfield site. The approved Masterplan for Barry Waterfront set out the Council's aspiration to development Waterfront into a vibrant mixed use development- including the provision of water based leisure and recreation activities. Whilst the waterside is under the control of Associated British Ports, the Council will continue to support development of the waterside at Barry Waterfront whilst safeguarding the operational requirements of the port.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (1) - Phase 2, Barry Waterfront

Representor ID and details: ID-6062/1/2 Simon Toner

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the inclusion of a cycle way between Barry and Dinas Powys.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6063/1/1 Jan Bridgeman

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6064/1/1 Stuart Pugsley

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representor ID and details: ID-6065/1/1 David Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MD5.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Representer ID and details: ID-6065/2/1 David Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18 (5).

Council's Response(s):

Support welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD5 - Residential Development in Key, Service Centre and Primary Settlements

Represorator ID and details: ID-6065/3/1 David Entwistle

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18 including paragraphs 6.123 and 6.124.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6066/1/1 Peter Sedgwick

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - Managing Development

Represorator ID and details: ID-6067/1/1 **Nigel Baker**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects due to lack of policy referring to fracking, and suggests wording for a new Policy on Fracking to be included in the Deposit LDP.

Council's Response(s):

It is the Council's opinion that in the absence of a national policy for shale gas, the LDP has addressed this matter through policy MD 8 (Environmental Protection), MG 23 (Mineral Working) and SP 10 (Built and Natural Environment). This suite of policies offers sufficient breadth to protect against the negative impacts that might result from the industrialisation of green spaces.

In regard to shale extraction and the extraction of other minerals the sub text in MG 23 paragraph 6.140 states:

“The extraction of minerals in the Vale is mainly for construction purposes providing aggregate and cement products. Surveys for hydrocarbon resources were carried out over much of the western Vale in the 1990s however there are currently no known mineral energy sources (oil, gas or coal) within the Vale. Future applications for the exploration of shale gas will also be considered against the plans relevant design and environmental protection policies including SP 10 (Built and Natural Environment) and MD 8 (Environmental Protection). New proposals for mineral extraction will need to be considered against policy MG 23, however, if future exploration were to lead to the discovery of different minerals, such as hydrocarbons, the acceptability of working them may well depend on other issues associated with the development.”

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6068/1/1 Jim Hayes

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-6069/1/1 Dafydd Lloyd

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6070/1/1 S.R.Cheeseman

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Represor ID and details: ID-6071/1/1 Anita Thomas

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6072/1/1 Jayne Warnock

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 (iii) - Employment uses at Land Adjacent to the Airport and Port Road, Rhoose, as part of the St Athan – Cardiff Airport Enterprise Zone

Represor ID and details: ID-6073/1/1 David Worthington

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the Airport Enterprise zone and states that the LDP should promote the upgrading of facilities on the Airport itself for Aircraft Maintenance.

Council's Response(s):

The LDP identifies the land at MOD St Athan as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. The St Athan and Cardiff Airport Enterprise Zone board is in the process of preparing a Strategic Development Framework for the Welsh Government which will inform future detailed proposals for the Enterprise Zone. Further detail will also be contained within any future master plans for the strategic sites which will undergo public consultation.

Comments relating to the use of the brownfield site are noted however, it is considered inappropriate to reduce the developable area or constrain the future use of the Strategic Site by locating additional residential development within the Enterprise Zone due to its regional importance and wider economic benefits. Furthermore, there is ongoing work on a Strategic Development Framework for the Enterprise Zone which will provide further details of its future development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6074/1/1 **Simon Davies**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG20 - Development in Minerals Safeguarding Areas

Representer ID and details: ID-6075/1/1 Seth Hill & Sons Limited

Alternative Site ASN075 - Land South of Pant y Ffynnon Quarry - Mineral Working

Representation Type Object

Summary of Representation:

Objects to the removal of site to the South of Pantyfynnon Quarry from the LDP and states that it should be reinstated as identified in the UDP Policy MIN2 (Release of Limestone Reserves). Add new policy regarding the winning and working of limestone on land south of Pantyfynnon Quarry.

Council's Response(s):

The Minerals Background Paper has been revised in the light of the finalised Regional Technical Statement (2014). Clarity is provided in the background paper and no further allocations are considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG20 - Development in Minerals Safeguarding Areas

Represor ID and details: ID-6075/2/1 Seth Hill & Sons Limited

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the provision of minerals reserves and seeks further clarification as to how the land bank requirement identified in the draft RTS First Review will be met throughout the plan period.

Council's Response(s):

The Minerals Background Paper has been revised in the light of the RTS 2014. Clarity is provided in the background paper.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP2 (i) - Mixed uses at Barry Waterfront

Represor ID and details: ID-6076/1/1 Marina John

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend supporting text for SP2 (i) - Mixed uses at Barry Waterfront to include provision for boats and associated marine facilities.

Council's Response(s):

The proposed development at Barry Waterfront was originally identified in the Vale of Glamorgan Unitary Development Plan and the current LDP allocation relates to the second phase on regeneration of this important brownfield site. The approved Masterplan for Barry Waterfront sets out the Council's aspiration to develop the Waterfront into a vibrant mixed use development- including the provision of water based leisure and recreation activities. Whilst the waterside is under the control of Associated British Ports, the Council will continue to support development of the waterside at Barry Waterfront whilst safeguarding the operational requirements of the port.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6077/1/1 Susan Jeffreys

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6078/1/1 Gerald & Tessa Price

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP6 - Retail

Representor ID and details: ID-6079/1/1 Cllr Jeffrey James

Alternative Site N/A

Representation Type Object

Summary of Representation:

The LDP should allocate a retail site adjacent to the Rhoose railway station for retail use in order to provide community benefit.

Council's Response(s):

The LDP is supported by an extensive and detailed evidence base which includes a retail planning study prepared by independent consultants CACI. The study provided a quantitative and qualitative assessment of the provision of convenience and comparison goods provision in the Vale of Glamorgan and identified a need for an additional 7,874 square metres (net) of convenience floor space and 5,562 square metres (net) of comparison floor space over the plan period. Since the study was completed a significant amount of new convenience floor space has been provided across the Vale of Glamorgan including at Rhoose. The remaining convenience floor space deficit will be met by new retail development at Barry Waterfront (identified under Policies SP 6 and MG 3). Additional retail allocations as suggested are therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP6 - Retail

Representor ID and details: ID-6079/2/1 Cllr Jeffrey James

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation contends that the proposed educational provision on the site north of the railway line is not required and any educational need would be best accommodated on the existing Rhws primary school site.

Council's Response(s):

The site is the subject of an extant planning consent; the matter of educational provision has been considered by the Council in its decision to grant permission for the development, and therefore the Council is of the opinion that no change to the LDP is required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6081/1/1 Margaret Fletcher

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6082/1/1 **SCN Properties**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6082/1/2 **SCN Properties**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-6082/2/1 SCN Properties

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Objective 4.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6083/1/1 Linden Homes Western Ltd

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP Settlement Hierarchy.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6083/2/1 Linden Homes Western Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the LDP housing requirement and that this should be increased from 10,150 to 13,750 dwellings up to 2026.

Council's Response(s):

The Populations and Housing Projections background paper has been updated in light of the publication of the 2011-based Population and Household projections and in response to issues raised in representations on the Deposit LDP. Updated analysis and the Council's consideration of the population projections are provided in the background paper which sets out comparisons with previous official projections, the limitations and other issues that need to be considered in using trend based forecasting.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6083/3/1 Linden Homes Western Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement is purely based on demographic data and is not interlinked with economic and employment growth. Amend by increasing housing requirement to between 10150 and 13750 with a 10% flexibility allowance.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6083/4/1 Linden Homes Western Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MG4 to include a reference to development viability.

Council's Response(s):

The Council has reviewed its Affordable Housing Viability Assessment (2014) in response to a number of representations received on the Deposit LDP. The updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. However, in response to representations from the development industry and Welsh Government it is recognised that the policy could make reference to individual site viability to enable schemes to be considered where the target level sought cannot be achieved due to genuine development viability issues. In this respect, the updated report recommends that the Council should amend policy MG4 so that the affordable housing requirement is set as a targeted requirement, rather than a minimum, to enable land value to be considered against local market circumstances. This approach is considered to be in accordance with TAN2 (Section 10) and recognises that higher affordable housing provisions are achievable in those areas identified within the policy but allows for viability evidence to be considered, where there are development viability issues, without inhibiting development from coming forward.

Amend Policy MG 4 to read as follows:

POLICY MG 4 - AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- BARRY;

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- LLANTWIT MAJOR ;
- RHOOSE; AND
- ST ATHAN.



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6083/4/1 Linden Homes Western Ltd

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

- BOWBRIDGE;
- DINAS POWYS;
- FLANDOUGH;
- PENARTH;
- SULLY;
- VENVOE;
- THE MINOR RURAL SETTLEMENTS; AND
- THE RURAL VALE OF GLAMORGAN.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6083/5/1 Linden Homes Western Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 on the basis the housing requirement is too low. Housing requirement should be increased to between 10150 to 13750 and the flexibility allowance should increase to 10%. MG 1 relies too heavily on windfall sites should rely more on identified allocated sites.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6083/6/1 Linden Homes Western Ltd

Alternative Site ASN076 - Brynhill Golf Club, Barry - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN076 - Brynhill Golf Club, Barry for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6084/1/1 **Andrew Cookson**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6085/1/1 Cllr Ian Johnson

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comment on LDP preparation.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6085/1/2 Cllr Ian Johnson

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the residential requirement has been over-estimated. There is a need for smaller scale development and therefore less overall housing. Amend by reducing the residential requirement and focusing more on local scale development.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6085/1/3 Cllr Ian Johnson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supports the removal of Weycock Cross as allocated sites within the Plan.

Council's Response(s):

Comments are noted and support welcomed. Changes are proposed to Policies MG1 and SP3 (Residential Requirement) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6085/1/4 Cllr Ian Johnson

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises concern as to the provision of burial space within the Vale of Glamorgan over the plan period.

Council's Response(s):

Burial land is listed under the draft Infrastructure Plan as a potential community facility that could be funded through developer contributions. It is considered that burial land and cemeteries can be included within the broad definition of 'community facilities' and that it is an item of community infrastructure where provisions could be sought under the terms of Policy MD 4. No changes to policy MD 4 are therefore considered to be required to ensure the soundness of the Plan. However, for clarity it is considered the definition of 'community facilities' on page 144 should be amended to include reference to 'burial land'.

Proposed change to the definition of 'community facilities' on page 144 to include 'burial land' within the list of facilities in the second sentence.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6085/1/5 Cllr Ian Johnson

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises concern as to the provision of health care provision within the Vale of Glamorgan of the plan period.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represantor ID and details: ID-6085/1/6 Cllr Ian Johnson

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the absence of a fracking policy in the Deposit LDP.

Council's Response(s):

It is the Council's opinion that in the absence of a national policy for shale gas, the LDP has addressed this matter through policy MD 8 (Environmental Protection), MG 23 (Mineral Working) and SP 10 (Built and Natural Environment). This suite of policies offers sufficient breadth to protect against the negative impacts that might result from the industrialisation of green spaces.

In regard to shale extraction and the extraction of other minerals the sub text in MG 23 paragraph 6.140 states:

“The extraction of minerals in the Vale is mainly for construction purposes providing aggregate and cement products. Surveys for hydrocarbon resources were carried out over much of the western Vale in the 1990s however there are currently no known mineral energy sources (oil, gas or coal) within the Vale. Future applications for the exploration of shale gas will also be considered against the plans relevant design and environmental protection policies including SP 10 (Built and Natural Environment) and MD 8 (Environmental Protection). New proposals for mineral extraction will need to be considered against policy MG 23, however, if future exploration were to lead to the discovery of different minerals, such as hydrocarbons, the acceptability of working them may well depend on other issues associated with the development.”

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6085/1/7 Cllr Ian Johnson

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the lack of provision of a Welsh language primary school in the Barry area.

Council's Response(s):

The requirement for additional education provision in relation to strategic housing developments has been undertaken as part of the LDP preparations. This indicates that the Barry Waterfront development shall increase demand for a new English-medium language school. Provision for Welsh language schools has been identified to serve the Cowbridge area and is allocated alongside the Darren Farm Housing Allocation, further contributions towards the provision of both Welsh and English language education is detailed in the LDP Educational Facilities Background Paper.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6085/1/8 Cllr Ian Johnson

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation raises no specific objection to site MG2 (14) - Court Road Depot, Barry,, but wishes to see the development provide appropriate infrastructure to serve the development and alleviate existing problems.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6086/1/1 Jo Austin

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6087/1/1 Susan Owen

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6088/1/1 Giles Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 on the basis of housing figures which are based on out of date population growth data. The allocation of large developments on greenfield sites goes against LDP directives (i.e. MG 18 Green Wedges) and WSP para. 19.15 (Building Sustainable Communities p.101) and para 19.37 (Valuing our Environment p.106).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6088/2/1 Giles Metcalf

Alternative Site ASA48 - Land adjoining St Cyres School, Murch Road, Dinas Powys - Residential - reduce allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6088/2/2 Giles Metcalf

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Representation raises concerns over the level of housing in the rural vale and raises particular concerns in respect of Dinas Powys and the level of infrastructure provision.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6088/3/1 Giles Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

There is inadequate provision in the Local Development Plan to manage drainage, flooding, water supply and sewerage to deal with the amount of new development proposed, particularly in the Dinas Powys area.

Council's Response(s):

Policy MD4 provides that the Council will seek to secure new and improved community infrastructure, including service and utilities infrastructure, through planning obligations and/or the Community Infrastructure Levy. These matters have been considered when allocating appropriate sites for development and will be considered further when planning applications are submitted to ensure that appropriate infrastructure is provided and the impacts of new development of utilities are fully mitigated.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6088/4/1 Giles Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation wishes to see the inclusion of specific and concrete proposals for providing suitable educational facilities, including how this would be funded.

Council's Response(s):

The requirement for additional education provision in relation to strategic housing developments has been undertaken as part of the LDP preparations. The requirement for additional educational facilities identified in Policy MG6 reflect the work undertaken, and further requirements elsewhere are provided within the Educational Facilities Background Paper referenced in the LDP at paragraph 6.46. Further details on infrastructure provision is also summarised in the Council's draft Infrastructure Plan. The Council therefore considers it unnecessary to amend the policy MG6 as suggested by the representor.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6088/5/1 Giles Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

The Plan should include specific and concrete proposals for providing suitable community facilities in villages and small centres of population. These should include details of exactly what facilities would be provided, where, and who would be funding this.

Council's Response(s):

Policies MG7 and MG8 provide for new community and health facilities subject to compliance with other policies within the Deposit LDP. The identification of specific sites and types of facilities is not a function of the Council but is a commercial and management assessment and judgement by local health boards and/or service providers. Therefore identification of specific details within the Deposit LDP is not considered to be appropriate or necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6088/6/1 Giles Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 8 (Provision of Health Facilities) as policy does not provide a plan for suitable infrastructure in advance which is not in alignment with WSP para. 13.2 (Achieving Sustainable Accessibility). Additional medical services should be a prerequisite due to expected population increase. Amend MG 8 to outline suitable infrastructure for proposed development of facilities and add a requirement for an increase in health facilities

Council's Response(s):

Policies MG7 and MG8 provide for new community and health facilities subject to compliance with other policies within the Deposit LDP. The identification of specific sites and types of facilities is not a function of the Council but is a commercial and management assessment and judgement by local health boards and/or service providers. Therefore identification of specific details within the Deposit LDP is not considered to be appropriate or necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6088/7/1 Giles Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 16 needs to include concrete and specific proposals for the alleviation of overburdened roads in the eastern Vale, as well as, addressing the issues within public transport. Public transport in particular buses should be handled through interaction with the bus companies rather than bus lanes. The road network in the Vale is in need of improvement and MG 16 does not directly address this problem.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments. Therefore while the comments of the repesor are noted, the Council considers that Deposit LDP contains a range of transport schemes and infrastructure proposals (MG16 refers) and identifies a significant number of locations (paragraph 6.114 refers) where further improvements will be made or are required.

It should be noted that many of the highway issues within the Vale of Glamorgan are historic and result from historic road layouts and/or are a result of the surroundings through which they pass. Such issues can never be fully addressed by new infrastructure and can only be eased by appropriate measures and/or changes in public attitude to travel. In this regard the Council has sought to develop a package of measures ranging from highway improvements to new sustainable transport initiatives which seek to ameliorate adverse impact on existing highways.

With regard to the provision of bus lanes, the Council would suggest that bus lanes and similar infrastructure have been proven to facilitate improved services as is evidenced by their extensive use throughout the country. Such infrastructure can speed up transit through constrained junctions and/or areas on conflict and enable faster and more efficient service delivery. In this regard the Council will continue to provide such infrastructure where it can facilitate improved service delivery however such provision will be in line with current guidelines and best practise and in consultation with the relevant service operators.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6088/8/1 Giles Metcalf

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MG18 stating that development will not be allowed under any circumstances on Green Wedge land, and that such land already designated as Green Wedge at the start of the Plan period and for a period of two years before that point shall retain that protection for the duration of the Plan.

Council's Response(s):

Policy MG18 Green Wedges is clear in its intention to protect land identified under the policy as green wedge from, unwarranted and inappropriate development. While the policy allows for limited development associated with existing uses, the council considers that this is appropriate and the supporting text clearly states that such development would be limited to minor structures which are strictly ancillary to existing uses. Further reinforcement of the policy as suggested by the repesor is therefore considered unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representer ID and details: ID-6088/9/1 Giles Metcalf

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Objection to the insufficient length of the consultation period.

Council's Response(s):

Section 16 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, refers to a statutory 6 week period for submission of representations.

The Deposit Plan along with all the background documentation was made available to view on the Council's website from October 3rd 2013 and pre consultation events allowing members of the public to ask questions on the deposit plan and view all the documentation were held between the 7th and the 22nd October 2013. Given that the Deposit LDP consultation commenced on November 8th 2013, this gave people roughly 5 weeks to familiarise themselves with the Deposit LDP documentation and then a further 6 weeks to submit their representations for the Deposit LDP Consultation which finished on the 20th December 2013.

It is therefore considered that the council has complied with the LDP regulations and that 6 weeks along with the additional 5 weeks provided for the 'pre- consultation period' is an adequate period of time to read and understand the Deposit LDP documentation and submit representations. In accordance with Section 17 of the Town and Country Planning (Local Development Plan) (Wales) 2005, the council is required to prepare and publish the 'Consultation Report' before the Deposit LDP is submitted to the Welsh Assembly Government to reflect the bodies engaged or consulted, the main issues raised and the steps taken to publicise the plan preparation for the Deposit LDP consultation (November 8th – December 20th 2013) and the Alternative Sites consultation (March 20th – May 1st 2014)

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6089/1/1 Neil Workman

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6090/1/1 William Alan Grant

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6091/1/1 **Mr Paul A James**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6092/1/1 Jean Down

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6094/1/1 **Mr Brian Russell**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6095/1/1 J Jenkins

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6096/1/1 Ann Miller

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6096/1/2 Ann Miller

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6097/1/1 **Robert & Jaci Parsons**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6098/1/1 Mr J & Mrs M-H Smith

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6099/1/1 Kevin & Phyllis Lamb

Alternative Site ASN019 - Dinas Powys - Dinas Powys Bypass Road

Representation Type Object

Summary of Representation:

SP 7 should include the provision of a Dinas Powys Bypass to alleviate serious traffic issues along the A4055 Cardiff Road running through Dinas Powys. This will further mitigate added traffic increase from proposed developments for housing which would further impact the quality of the road infrastructure.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent consultants to prepare a Transport Assessment (September 2013) to assess the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study sought to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the represor are noted, the Council considers that the study and LDP addresses the concerns raised and that infrastructure provision within the LDP is appropriate. Notwithstanding the above the LDP is clear in its requirements for future developments and Appendix 5 identifies that comprehensive and robust Transport Assessments will be required for most site allocations which evaluate likely highway impacts and propose any mitigation measures that might be required.

In respect of the Dinas Powys by-pass the Council is of the view that while the provision of a by-pass would partially address through traffic issues within Dinas Powys, it would not address the primary issues which cause the congestion i.e. the constraints imposed by the Merrie Harrier and Barons Court junctions and would merely transpose the issue to another location. Therefore, the inclusion of the by-pass scheme in the LDP is not considered be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6100/1/1 David M John

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6101/1/1 Mr Brendon & Mrs Jean Hilbourne

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6102/1/1 John G Davies

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6103/1/1 Gill Wayte

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6104/1/1 Vivien & David Clough

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MD8 - Environmental Protection

Represor ID and details: ID-6105/1/1 Donal Whelan

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments on the need to ensure that industrial activity measured under strict environmental standards. Seeks more stringent policies on industrial activity e.g fracking and inland oil extraction. Seeks mandatory EIA,

Council's Response(s):

Whether an Environmental Impact Assessment (EIA) is required is considered under The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. This can be determined through the provisions of this legislation and the use of EIA Screening Opinions. It is therefore considered inappropriate to include the proposed change as a policy requirement.

With regard to proposals for mineral extraction, including unconventional gas extraction, policy MG 23 (Mineral Working) of the LDP would also be considered. Paragraph 6.140 of the supporting text to that policy sets out how the Council will consider any forthcoming applications for unconventional gas extraction.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD8 - Environmental Protection

Represorator ID and details: ID-6105/1/2 Donal Whelan

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the right to appeal against the number of houses allocated to be built by central government.

Council's Response(s):

Comments are noted. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary. The right of appeal is beyond the scope of the LDP's Policies.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD8 - Environmental Protection

Represantor ID and details: ID-6106/1/1 Beth Whelan

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation comments on fracking within the Vale of Glmaorgan and the need for mandatory Environmental Impact Assessments.

Council's Response(s):

Comments are noted. The LDP contains a range of environmental and managing development policies to consider future industrial developments. The requirement for Environmental Impact Assessments is governed by separate regulations and is not within the scope of the Plan's policies.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD8 - Environmental Protection

Represorator ID and details: ID-6106/1/2 **Beth Whelan**

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the right to appeal against the number of houses allocated to be built by central government.

Council's Response(s):

Comments are noted. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the sites allocated are consistent with the overall plan strategy, and deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Responses to the residential requirement and housing supply are provided in responses to Policies SP3 and MG1. Further details relating to the residential requirement and housing supply of the Plan are also provided in the Housing Provision background paper (2015).



Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities shall be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in rural locations. Consequently, it is considered that the LDP meets the tests of soundness and the proposed changes are not considered necessary. The right of appeal is beyond the scope of the LDP's Policies.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-6107/1/1 Michael Carey

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-6107/1/2 Michael Carey

Alternative Site ASD11 - MG 2 (22) - Land adjacent to Llantwit Major Bypass - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6108/1/1 E.S & K Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6108/2/1 E.S & K Jones

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6109/1/1 **Mr & Mrs Reaney**

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6110/1/1 Mr Rohit Kulkarni

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6111/1/1 Sue Bisson

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6111/1/2 Sue Bisson

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6112/1/1 Mr & Mrs A J Brigham

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-6113/1/1 Mrs Caroline Smith

Alternative Site ASD13 - MG 2 (6) - Land adjacent to Froglands Farm, Llantwit Major - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG2 (6) Land adjacent to Froglands Farm, Llantwit Major.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-6113/1/2 Mrs Caroline Smith

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

Delete site MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major**Representor ID and details:** ID-6113/1/3 Mrs Caroline Smith**Alternative Site** ASD12 - MG 16 (14) – Northern Access Road (St Athan Enterprise Zone) - Delete Site**Representation Type** Object**Summary of Representation:**

A number of representations were received objecting to the proposed Northern Access Road (NAR) in representation on the strategic employment site at St Athan or in providing comments specifically on the Plans transportation policies. Representations on the NAR considered that the proposal was not needed or that suitable alternatives could be adopted (which have been identified as Alternative Sites). These representations requested the deletion of the scheme favour of suitable alternative options, including:

1. Highway improvements to the existing Eglwys Brewis Road.
2. Utilise the existing lower MoD entrance, with a new bridge.
3. New link road via an alternative routes proposed by representors.

Council's Response(s):

As part of the proposals for the St Athan and Cardiff Airport Enterprise Zone the Deposit LDP recognises that highway access to the proposed strategic site, which includes the Aerospace Business Park (ABP) at St Athan needs to be significantly improved to facilitate its development and deliver the economic benefits of the strategic employment site.

The Northern Access Road (NAR) was previously included in proposals for the Defence Technical College and Aerospace Business Park in 2009 and a new access road along the northern boundary has again been identified as an integral part of the proposals for this strategic site. The strategic site allocations and NAR at St Athan have been supported by Welsh Government through representations made on the Deposit LDP by the Department for the Economy, Science and Transport.

Alternative highway improvement schemes have been suggested in other Deposit Plan representations, for example, by providing highway improvements along Eglwys Brewis Road (see Alternative Site ASN 98). While the alternative highway improvement schemes are noted, it is considered that whilst they may resolve some minor local transport issues, they would not provide the highway improvements and access requirements necessary to facilitate the bringing forward of key residential allocations, development of the Aerospace Business Park and future employment aspirations of the designated Enterprise Zone. This is particularly the case given the need to consider the development and use of these sites together with future military access requirements at St Athan which are under the control of the Ministry of Defence. These access requirements could change from 2018 following the relocation of army regiments and personnel to the St Athan base.

In this respect, there are highway constraints in the level of traffic that would be considered acceptable for Eglwys Brewis road and St Athan Village to accommodate. A height restricted bridge at Eglwys Brews road would further constrain future access options. Alternative highway improvement schemes were also previously considered and discounted by the Welsh Government and Ministry of Defence. Options for improvements along Eglwys Brewis Road were considered unacceptable principally on environmental and construction phasing grounds (see ABP Planning Statement, Chapter 4, application 2009/00501/OUT).

Together the strategic employment site, the Enterprise Zone, residential allocations and Northern Access Road make up a key strategic allocation which should not be considered in isolation given the LDP Strategy and St Athan Strategic Opportunity Area (SOA) identified in the Wales Spatial Plan. Whilst minor alterations to Eglwys Brewis Road may be appropriate in the short term, this would not constitute a long term or permanent solution and would not allow for the comprehensive access requirements necessary for the strategic site in its entirety. In addition to enabling employment proposals at the Enterprise Zone and ABP to be realised, the NAR will facilitate highway access to at least one of the two strategic residential allocations (Site MG2 (7) Land Between the Northern Access Road and Eglwys Brewis Road) that have been identified in support the strategic employment site and as part of the St Athan



Deposit Plan Policy - MG2 (6) - Land adjacent to Froglands Farm, Llantwit Major

Represor ID and details: ID-6113/1/3 Mrs Caroline Smith

SOA. The NAR is therefore considered necessary to facilitate the development of the wider St Athan SOA. Consequently, it is considered that the allocation is appropriate and that the proposed change would not be in accordance with the LDP Strategy or ensure the soundness of the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6114/1/1 Ceri Cummings

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6114/1/2 Ceri Cummings

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representer ID and details: ID-6115/1/1 Stephen Usher

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-6116/1/1 Janette Cummings

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6116/1/2 **Janette Cummings**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-6117/1/1 Matthew John Cummings

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6117/1/2 **Matthew John Cummings**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (20) - Land north and west of Darren Close, Cowbridge

Represor ID and details: ID-6118/1/1 **Mr Mike Hopes**

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6119/1/1 Terence George Cummings

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6119/1/2 Terence George Cummings

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6120/1/1 Mr Richard Simpson

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6121/1/1 Christine Cummings

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

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Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6121/1/2 **Christine Cummings**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

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Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6122/1/1 Johnathan Goodfellow

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6123/1/1 Susan Goodfellow

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP2 - Strategic Sites

Representor ID and details: ID-6124/1/1 Mr Mark Limbrick

Alternative Site N/A

Representation Type Support

Summary of Representation:

Recognises and welcomes policy SP 2 and its focus on the importance of the MOD base at St Athan.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6125/1/1 Jason Cannan

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6125/2/1 Jason Cannan

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6126/1/1 Royal Mail Group

Alternative Site ASN077 - Penarth Delivery Office, Penarth - Residential / Mixed Use

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN077 - Penarth Delivery Office, Penarth for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6127/1/1 Ben Wright

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6128/1/1 **Mr John Rees**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-6129/1/1 **Leighton Morgans**

Alternative Site N/A

Representation Type Support

Summary of Representation:

General support for the LDP Area Objective for Dinas Powys and its identification as a primary settlement- concern raised over the distribution on housing outside if the South East Zone.

Council's Response(s):

Support is welcomed and comments noted.

With regard to the distribution of housing the Council are of the opinion that the LDP Settlement Hierarchy contains a broad spectrum of settlements, in terms of spatial size and resident population, and this is reflected in the level of growth apportioned to each settlement category in the hierarchy. This is highlighted within the Housing Land Supply Background Paper (2013) which reveals that the LDP proposing 30% of housing within Barry; the Service and Primary Settlements accommodating 61%, and 9% within the minor rural settlements. Consequently, the Council are of the view that the distribution of housing reflects the role and functions of the settlement hierarchy

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-6129/1/2 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy MG4.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representer ID and details: ID-6129/1/3 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports the inclusion of site MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys for residential development.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6129/1/4 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD2- Place Making.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-6129/1/5 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD3 - Design of New Development.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represontor ID and details: ID-6129/1/6 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD4 - Community Infrastructure and Planning Obligations.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6129/1/7 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD8 - Environmental Protection.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-6129/1/8 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MD10 - Promoting Biodiversity.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-6129/1/9 Leighton Morgans

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the site MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys, and its inclusion in the Settlement Boundary under Policy MD5 - Development in Key, Service Centre and Primary Settlements, and its identification as such on the Proposals Map.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (7) - Land between new Northern Access Road and Eglwys Brewis Road

Represor ID and details: ID-6130/1/1 **Martin & Sonia Booy**

Alternative Site ASD10 - MG 2 (7) - Land between new Northern Access Road and Eglwys Brewis Road - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representor ID and details: ID-6131/1/1 Ms. Amanda Morgan

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-6132/1/1 Peter Davies, Roger Thomas & Dunraven Estates

Alternative Site ASN078 - Land to the rear of the Three Golden Cups, Southerndown - Minerals - reduce allocation

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN078 - Land to the rear of the Three Golden Cups, Southerndown for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representer ID and details: ID-6132/1/4 Peter Davies, Roger Thomas & Dunraven Estates

Alternative Site ASA50 - Land to the rear of the Three Golden Cups, Southerndown - Minerals Safeguarding - reduce designation to remove site

Representation Type Object

Summary of Representation:

Representation seeks to remove limestone safeguarding zone from a proposed allocation.

Council's Response(s):

Safeguarding has been carried out in accordance with the Minerals Safeguarding Map of Wales. There is no justification for removing the site from the limestone safeguarding area.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6132/2/1 Peter Davies, Roger Thomas & Dunraven Estates

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as overall housing numbers should be increased to meet the needs of the authority. Should increase in contingency provision and reduce windfall sites. Remove phasing from MG 1 hinders deliverability of plan. Representation also makes reference to policies SP 3, MG 2, SP 9, MG 20.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-6132/5/1 Peter Davies, Roger Thomas & Dunraven Estates

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6133/1/1 **Gareth Clubb**

Alternative Site ASN079 - Land adjacent to Cardiff Airport and South of Port Road - Transportation - rail link

Representation Type Object

Summary of Representation:

Representation objects to Policy SP7 and considers reference to the new link road at Barry Island should be removed from the policy and LDP. The airport rail corridor should be reinstated into Policy SP 7 and included on the LDP Proposal Map to adequately improve sustainability.

Council's Response(s):

The delivery of a new link road to Barry Island is a key element of the Barry Waterfront development proposals and its delivery is integrated within the extant planning consent for Barry Waterfront development, planning application 2009/00846/OUT refers). In this regard the deletion of the scheme as requested by the repesor is not appropriate and no change is considered to be required in this respect.

The LDP strategy recognises the importance of Cardiff Airport and the surrounding Enterprise Zone to the future prosperity of the Vale of Glamorgan and the wider South Wales region. Policies SP2 and MG10 allocates land for strategic employment sites at St Athan and Cardiff Airport. While the comments of the repesor in respect of the reinstatement of the airport rail spur on the LDP Proposals Map are noted, the Council considers that inclusion of this scheme within the LDP is not warranted at this time and could be considered to be premature given the exploratory works being undertaken into the development of a Cardiff Capital Region Metro system for south east Wales. Further, investment in rail infrastructure is matter for the Government rather than the Council. While the line of the rail spur has not been illustrated on the Proposals Map, the land required for the development of such a route is largely protected by its inclusion within the green wedge designation and through the inclusion of paragraph 6.63 which sets out the requirements for the master planning of the site, which includes consideration of a potential rail spur as part of future proposals for the site.

Whilst no changes to the Proposals Map are considered to be required it is proposed that paragraph 6.63 (d) be amended to clarify the supporting text of the LDP and the considerations for the master planning of the strategic site.

Amend paragraph 6.63 (d) to read:

'Consideration of a route for a potential rail link to Cardiff Airport across the site to ensure development proposals do not compromise future proposals to enhance sustainable access to the airport.'

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - SP7 - Transportation

Representer ID and details: ID-6133/1/10 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to criterion 2 of policy MD 10 (Promoting Biodiversity) as it is considered to be ineffective, inconsistent with the background evidence for biodiversity and PPW. Representation requests that criterion 2 be amended to be more stringent.

Council's Response(s):

While the comments in respect of criterion 2 of policy MD10 (Promoting Biodiversity) are noted, the Council would advise that the policy is supported by detailed Supplementary Planning Guidance (SPG) on Biodiversity & Development as stated in paragraph 7.51 of the Deposit LDP. The SPG provides detailed guidance on the issue of compensatory measures, enhancement and mitigation and provides a robust basis for determining appropriate replacement habitat features.

PPW at paragraph 5.2.8 states "The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable" (PPW, Conserving and Improving Natural Heritage and the Coast, para. 5.2.8). The Council therefore considers that the policy is in accordance with PPW as it reflects its aims for biodiversity.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6133/1/11 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MD 19 (Low Carbon and Renewable Energy Generation) as the policy is not clear that applications for non-renewable energy will not be supported. Representation also considers there to be no policies within the LDP to assess carbon intensive / non-renewable energy proposals.

Council's Response(s):

Policy MD 19 is solely concerned with low carbon and renewable energy generation.

Whilst policy MD 19 permits and favours renewable energy schemes there may be instances where development proposals for non-renewable energy development will be necessary and acceptable in terms of all other planning considerations. In this case, as the LDP should be read as a whole, the Plan's other policies will be used to assess such development proposals. This includes policies MD 8 (Environmental Protection), MD 2 (Place Making), MD 3 (Design of New Development) or policy MG 23 (Mineral Working) for example (see paragraph 6.140 under policy MG 23 which refers to the exploration of hydrocarbons and shale gas). This approach is considered to be in accordance with national planning policy however it should be noted that the specific types and larger scaled energy developments could be assessed under the nationally significant infrastructure projects consenting regime. Therefore, no change is considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representor ID and details: ID-6133/1/2 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

The policy should give priority support to genuinely sustainable waste management technologies, and restrict energy-from-waste, in order to support a move towards zero waste. The potential environmental effects associated with waste incineration have not been adequately considered in the Sustainability Appraisal.

Council's Response(s):

The role of the LDP is to facilitate the provision of waste management facilities, not specify which technologies are the most suitable, and proposals for waste management would need to demonstrate that the facility is required to address the capacity needs of the area in accordance with national planning guidance and the Collections, Infrastructure and Markets Sector Plan (2012)

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6133/1/3 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

The wording of SP11 (Tourism and Leisure) is too generic specifically the first sentence of the policy. First sentence of SP 11 should be deleted.

Council's Response(s):

Policy SP11 is a strategic policy which seeks to provide a framework for the delivery of the LDP strategy. As overarching policies, they seek to set the scene for the Council's primary objectives for the LDP and the more detailed policies that follow. In this regard, the first sentence of SP11 demonstrates that subject to conformity with the other policies within the DLDP the council will look favourably on development proposals that enhance the role of the Vale of Glamorgan as a leisure and tourism destination. The Council considers that this is an acceptable objective and does not agree that the first sentence should be deleted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representer ID and details: ID-6133/1/4 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the replacement of the designated green wedges with a green belt.

Council's Response(s):

The designation of a Green Belt within the eastern Vale of Glamorgan has been considered in the Council's Green Wedges Background Paper (September 2013) and discounted on the basis that such a designation would be premature in the absence of and until a sub-regional study into the implications of a Green Belt had been undertaken in the region given the implications that it could have upon both the growth dynamics of the region and regional sustainability. In the absence of a Green Belt designation, the Council is confident that the suite of policies contained within the LDP and supported by national planning guidance are adequate to manage the threat of unwarranted urban expansion and protect the countryside of the Vale of Glamorgan. In this respect, the Council considers that the use of green wedges is sufficient enough to protect from the coalescence of settlements while still meeting the development needs set out in the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Representer ID and details: ID-6133/1/5 **Gareth Clubb**

Alternative Site ASD24 - MG 11 - Land to the South of Junction 34 M4 Hensol - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to the proposed strategic employment site and requests its deletion from the Plan.

Council's Response(s):

The strategic employment allocation (Land to the South of Junction 34, M4 Hensol) is an existing employment site with direct access to the M4. Its allocation within the plan recognises the flagship status identified within the Employment Land and Premises Study (2013), its strategic location and role as a regional employment site. The site has previously received investment from the Welsh Development Agency and there are long term development proposals from the existing owner Renishaw Plc. The deletion of the site is therefore considered to be unjustified; contrary to the evidence provided within the Employment Land and Premises Study and would not ensure the soundness of the Plan.

A number of environmental constraints have been identified within the boundary of the proposed strategic employment site. The proposed site boundary will allow the Council manage future development proposals in accordance with the policy requirements of the LDP. This includes safeguarding for SSSIs, mineral resources, SINCs and ensuring appropriate flood mitigation measures are provided as part of any future development of the site.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represorator ID and details: ID-6133/1/6 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

Policy MG 13 should be reworded to clarify that new out of town retail development will not be permitted. Amend policy to refuse out of town retail to make MG 13 consistent with PPW.

Council's Response(s):

Policy MG13 refers to proposals for new retail development on new sites or existing retail areas in edge and out of town locations. The policy is considered to be consistent with PPW as it applies the "sequential test" which requires proposals for new retail development to demonstrate that they could not be located within an existing retail centre (i.e. that town centres and other existing retail centre sites are considered in the first instance). The policy also requires that the impact on existing retail centres is considered (through the application of criterion 2) and that the proposal would not have an unacceptable impact on the trade, turnover, vitality and viability of town, district, local or neighbourhood centres. Therefore, it is considered the LDP meets the test of soundness without the need for the proposed change.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6133/1/7 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to wording of MG 17 as it does not sufficiently protect SLAs. Seeks amendment to wording. Areas of coast should be included within the SLAs. (Possibly refer to MG 24 Heritage Coastline).

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP has been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had been independently collected and quality assured by consultants acting on behalf of the Countryside Council for Wales (now Natural Resources Wales). The Council considers therefore that the coastal environment has been considered within the assessment process and that the SLAs designated are appropriate, relevant and based on robust data. The inclusion of additional areas of SLA such as coastal areas is therefore not considered to be necessary. Notwithstanding the above, large areas of the coastal environment within the Vale of Glamorgan are afforded specific protection against development that would cause adverse impact through policy MG24 (Glamorgan Heritage Coast) and MG 18 (Green Wedges) and other policies within the plan under the Managing Development section e.g. MD1 and MD2, supplement this specific protection with more general safeguards which are applicable across the whole of the Vale of Glamorgan such as the protection of amenity, quality of open space etc.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6133/1/8 Gareth Clubb

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6133/1/9 Gareth Clubb

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks additional protection for the areas of undeveloped coast within the vale of Glamorgan and the deletion of point 3 of policy MG24.

Council's Response(s):

The designation of the Glamorgan Heritage Coast recognises its national importance as an area of attractive and unspoilt coastline. Given this importance, it is considered appropriate that the LDP contains a specific policy which seeks to ensure that the qualities for which this section of the coastline has been designated are protected and enhanced. The extension of the policy to cover other areas of the coastline as suggested is therefore considered by the Council to dilute the importance of the GHC and undermine its national importance. Notwithstanding this, the remaining coastline of the Vale of Glamorgan is afforded protection by other policies such as MG18 - Green Wedges, which seek to prevent development that would prejudice the open nature of the land. Where the coastline is not protected by a specific policy, the more general policies of the plan such as MD1 - Location of New Development will be applied to ensure that new development does not have unacceptable impact upon the countryside. Criteria 3 of policy MG24 does not seek to provide a basis for the assessment of future tourist development, which is covered under criteria 2 along with other relevant policies within the plan and it is considered that any such proposals would be considered against the overriding objective of the policy which is the conservation and enhancement of the special environmental qualities of the Glamorgan heritage Coast. Criterion 3 is intended to cover non-standard development proposals that require a coastal location however the overarching policy objective would remain the predominant consideration.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6134/1/1 Martyn Skinner

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6135/1/1 John Steele

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6135/1/2 John Steele

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6135/2/1 John Steele

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Representer ID and details: ID-6135/2/2 John Steele

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6136/1/1 Mr Julian Wynn

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD15 - New Employment Proposals

Representor ID and details: ID-6137/1/1 Paul Meakin

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments on no reference to encouraging existing companies to reinvest.

Council's Response(s):

Policy MD15 provides a framework for the expansion of existing employment sites and also the redevelopment of new sites where this would encourage inward investments, whilst also protecting existing employment sites from inappropriate redevelopment for alternative uses. In assessing applications for developments in close proximity to Dow Corning the impact on existing uses and that proposed would be fully considered.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD15 - New Employment Proposals

Representor ID and details: ID-6137/1/2 Paul Meakin

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on present issue of surface water drainage which would be exaggerated by further development along the eastern part of the Hayes Road.

Council's Response(s):

Comments are noted. In preparing the LDP the Council has consulted with NRW and Dwr Cymru Welsh Water and they have not raised any significant concerns over the site in respect of flood risk. However, any future development of the site will be required to address any localised issues of flooding

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD15 - New Employment Proposals

Representor ID and details: ID-6137/1/3 Paul Meakin

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Objects to MG 5 on the grounds the site is within a PIZ (or HSE zone) of Dow chemicals. A site risk assessment is needed to ensure the gypsy and traveller community have the same level of protection as permanent residents.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6138/1/1 **Mr Alun Williams**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-6138/1/2 Mr Alun Williams

Alternative Site ASD09 - MG 2 (20) - Land North and West of Darren Close, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6139/1/1 **Mr Clinton Harris**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6140/1/1 Mrs Jan Harris

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6141/1/1 Caroline Grimes

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6142/1/1 Mrs Susan Steele

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6142/1/2 Mrs Susan Steele

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-6143/1/1 Caroline Nightingale

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/1 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for paragraph 2.31 and the Council's engagement with stakeholders during the LDP preparation.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/10 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend para 5.24 to include reference to Social Housing Grant, Regeneration Funding, Finance Bonds etc.

Council's Response(s):

The LDP refers to the funding mechanism available to the Council in relation to the major schemes identified within the LDP, it would be inappropriate to provide an in exhaustive list of potential funding available to the Council or its partners.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/11 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 1 on the grounds para. 5.29 should be extended to include “a range and choice of housing tenures as well as housing”. Amend by including the aforementioned wording.

Council's Response(s):

Policy SP1 makes reference to “Providing a range and choice of housing to meet the needs of all sectors of the community”. It is therefore considered unnecessary to reiterate this in the supporting text.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/12 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend last sentence paragraph to read ...'and the opportunities for further investment, improved or new services, facilities and infrastructure where appropriate and employment'.

Council's Response(s):

The Council are of the opinion that proposed change is unnecessary and would not increase the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/13 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation questions whether the build rates outlined within SP 3 para 5.43 and is concerned over their achievability.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/14 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy SP 3 para. 5.44 needs to be expanded to make reference to rural exceptions.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/15 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation comments on the identified need for affordable housing being 4575 units over 5 years in the Vale rather than the Deposit LDP's projection of 2694 units under Policies SP4 and MG4 which falls short of meeting the identified need.

Council's Response(s):

The Deposit LDP target for affordable housing is set against the level of affordable housing which the plan anticipates it can be secured on allocated and windfall sites based on the targets set in Policy MG 4. These affordable housing targets are set based on an assessment of the viability of sites to cross subsidise affordable housing provision. The overall housing requirement identified within the LDP is derived from the projected housing need arising from changes in the population during the LDP period together with an assessment of all other evidence and policy factors, such as meeting the Plan's other objectives (further information can be found in the Housing Provision background paper 2015). Consequently the affordable housing target identified in Policy SP4 represents the Plan's contribution to meeting the overall need. This represents approximately 63% of the overall affordable housing need identified in the 2010 Local Housing Market Assessment (based on updated update viability evidence and proposed changes to Policy MG4). Additional sources of affordable housing may also be brought forward by RSLs themselves on sites where there is a 100% affordable housing provision or through the beneficial use of empty properties.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/16 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation expresses support for paragraph 5.49 which acknowledges that housing grant funding cannot be guaranteed.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/17 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers supporting paragraph 5.51 to Policy SP4 should include the reference to Welsh Government's Development Quality Requirement rather than Welsh Quality Housing Standards as affordable housing for rent will be required to meet these higher standards.

Council's Response(s):

Comments are noted. To ensure consistency with Welsh Government requirements for affordable housing and for clarity it is considered that paragraph 5.51 should be amended to reference to the Welsh Government's Development Quality Requirements.

Amend fourth sentence of paragraph 5.51 to read:

The Council will expect the provision of new affordable housing to be constructed to the requisite standards such as the Welsh Government's Development Quality Requirements and include measures for managing the reduction of energy use through construction and occupation.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/18 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers additional supporting text should be added to Policy SP 4 to link with policy MD 11 (Affordable Housing in Rural Areas) regarding the delivery of affordable homes under the rural exceptions policy. A further paragraph could also be added on the different types and tenures of affordable housing.

Council's Response(s):

Amend first sentence of paragraph 5.50 to read:

5.50 As the local planning authority the Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments to meet local housing needs. This may include the use of social and intermediate rent, low cost market housing, as well as proposals for co-operative housing and housing for older persons. Further information on this aspect is included under Policy MG 4 and in the Council's Affordable Housing Delivery background paper. The Affordable Housing Viability Study (2013) assesses the ability of new residential developments throughout the authority to provide an element of affordable housing within schemes, concluding that new residential developments in the Vale of Glamorgan can provide between 30 and 40 % affordable housing. These requirements have been taken into account when formulating Policy MG 4.

Amend paragraph 5.52 to read:

5.52 In order to assist in the provision of affordable residential units, Policy MD7 provides Policies MD 5 and MD 11 provide a framework which allows for the development of affordable housing in sustainable locations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Represantor ID and details: ID-6144/1/19 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation considers Policy SP 5 should include a reference to live/work employment and social enterprises related to affordable housing policies.

Council's Response(s):

It is not considered appropriate to make reference to the provision of live/work housing within Policy SP5 as the aim of the policy is to identify the level of employment land the LDP should provide. Whilst live work housing can provide employment opportunities, these are by their very nature small in scale, and are primarily housing developments that provide ancillary opportunities for working from home. Live/work proposals would therefore be considered within the context of general housing policies of the LDP. No changes are considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/2 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an update of paragraph 2.35 to take account of the Council's updated Local Housing Strategy when published.ocal Housing Strategy.

Council's Response(s):

Comments noted. An amended position statement will be issued once the updated Local Housing Market Assessment is published.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/20 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MG1 to include reference to providing a mix of housing types within developments

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - National, Regional and Local Planning Context

Represantor ID and details: ID-6144/1/21 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to para 6.21 to include how many affordable homes will be included in the 1700 new dwellings.

Council's Response(s):

Due to viability issues, at Barry Waterfront the Council presently estimate that some 15% of the dwellings will be provided as affordable dwellings. However this may change over the LDP period, and the Council shall monitor deliverability of affordable housing and as such, it is not considered appropriate to include a figure of the expected number of affordable houses at this time as this would be only be indicative.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/22 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the LDP affordable housing targets, highlighting that this may be challenging. Commentary is also given with regard to the low level and mix of affordable housing secured at Barry Waterfront as a result of viability issues

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/23 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation requests that the Council undertake a review of the 2010 Affordable Housing Viability Assessment.

Council's Response(s):

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represantor ID and details: ID-6144/1/24 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG4 Affordable Housing

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/25 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to paragraph 6.30 to read "Commuted sums will be calculated through the District Valuer if necessary using the..."

Council's Response(s):

Matters associated with the securing of affordable housing, including calculating commuted sums shall be contained within future Supplementary Planning Guidance and as such it is not considered appropriate to include the suggested reference within the LDP, as there may be other approaches to calculating commuted sums and these shall be explored during the preparation of the SPG.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-6144/1/26 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for paragraph 6.31 in respect of the Council's reference to deliver affordable housing on site as part of S106 contributions

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/27 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seek an amendment to para. 6.32 by adding to the final sentence; “but the Council reserves the right to revert back to the upper rate depending on market circumstances”.

Council's Response(s):

Policy MG4 indicates minimum targets for affordable housing provision and allows for the provision of affordable housing above the thresholds set within the policy, whilst also allow a degree of certainty for developers as to what the Council's expectation are for affordable housing provision. In this respect the proposed change to the supporting text would introduce ambiguity as to the Council's application of policy MG4.

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representer ID and details: ID-6144/1/28 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on para. 6.35 as clarification is needed on improvements to existing affordable housing to whether it is council owned stock or any affordable housing.

Council's Response(s):

This matter will be considered within the future affordable housing SPG

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/29 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comment on the Welsh Governments Housing Bill and the requirements placed on the Copuncil to undertake an updated GTAA within 12 months of the Housing Bill being introduced in April 2015.

Council's Response(s):

Comments noted. It is understood that an updated Gypsy and Traveller Accommodation Needs Assessment is being considered and is likely to be available by April 2016.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/3 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation makes comments on the Community Strategy and the lack of reference to the important role of housing.

Council's Response(s):

Section 2 of the Plan provides summaries of how the plan takes into account relevant local, regional and national strategies, plans and programmes. It does not set out specific detail as these issues are considered in further detail elsewhere the Plan. Therefore, no change is considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represontor ID and details: ID-6144/1/30 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on para.6.37 on the safeguarding of affordable housing and how it can possibly limit funders in terms of raising monies against assets.

Council's Response(s):

Comments are noted- clarification on this matter will be addressed in the future affordable housing SPG

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represontor ID and details: ID-6144/1/31 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for the LDP seeking to address the accommodation needs of Gypsy Traveller community.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/32 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comments on the provision of aregional transit site, raises concern that there are currently no mechanism in place for such provision.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/33 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

MG 6 should be amended by the extension of the last sentence of the policy statement to read "Where new strategic developments are planned, new school provision, both primary and secondary, may also have to be considered."

Council's Response(s):

The requirement for additional education provision in relation to strategic housing developments has been undertaken as part of the LDP preparations. The requirement for additional educational facilities identified in Policy MG6 reflect the work undertaken, and further requirements elsewhere are provided within the Educational Facilities Background Paper referenced in the LDP at paragraph 6.46. The Council therefore considers it unnecessary to amend the policy MG6 as suggested by the represor.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/34 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on the inclusion of social enterprises within para. 6.48 and the possibility to have a separate paragraph on social enterprises.

Council's Response(s):

Social enterprise relates to how a business operates, and generally provide specific either goods or services to assist in addressing certain social and community needs. In this regard social enterprises do not generate specific land use requirements over and above that associated with other business or community uses and as such the Council are of the view that it is unnecessary to include specific references to social enterprises within the plan and that there land use requirement can be facilitated through the policy framework of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represontor ID and details: ID-6144/1/35 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on para. 6.50 and the included reference to the Community Infrastructure Levy. Expresses support to the introduction of CIL.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/36 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to Policy MG 14 as it does not make reference to the potential use of upper floors in non-A1 buildings for affordable housing within town and district retail centres.

Council's Response(s):

Policy MG 14 ensures the beneficial use or reuse of upper floors in criterion 5. In addition, the supporting justification of policy MG 14 paragraph 6.82 also states that “to ensure that the number of retail units within the town and district retail centres is maintained, proposals for change of use of ground floor commercial premises to residential uses will not be permitted within the identified primary and secondary frontages. Where the upper floor space is vacant conversion to residential, commercial or community uses will be favoured”. Therefore, the proposed change is not considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-6144/1/37 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation suggests amendment to the title of policy MD4 and minor policy rewording.

Council's Response(s):

The title reflects the content of the policy which covers Community Infrastructure in the widest sense and more specifically the use of Planning Obligations to secure such infrastructure. The suggested additional wording 'may include but not be limited to...' could add uncertainty and imply that any number of other items may be sought from a developer which is not the case. The Council has sought to provide a comprehensive list of community infrastructure items that are usually secured through the planning system in order to be transparent.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/38 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks clarification in the Council's approach to s106 agreements and CIL.

Council's Response(s):

Insert the following text to paragraph 7.21 "However, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing." To read:

7.21 In February 2011, the Council resolved in principle to commence preparation of a Community Infrastructure Levy (CIL) for the Vale of Glamorgan. Once in place, the CIL will replace Section 106 agreements in many respects. CIL will therefore become the main mechanism for providing infrastructure in connection with new development once it is adopted. However, s106 agreements and planning conditions will still be used to secure on-site infrastructure such as open space and affordable housing. The CIL schedule for the Vale of Glamorgan will be subject to independent examination prior to adoption. Following its adoption, in considering the need for planning obligations, the Council will need to consider the level of CIL liability on the development and to what extent the community infrastructure needs of the development will be met through implementation of CIL.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Represantor ID and details: ID-6144/1/39 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

General comment on paragraph 7.25 questioning the level of affordable housing anticipated through windfall development.

Council's Response(s):

The projected contribution of affordable housing from windfall development is considered to be a realistic figure based on past trends, taking into account site viability. Further detail on this is set out in the Affordable Housing Delivery Background Paper and Housing Supply Background Paper.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-6144/1/4 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the second bullet point paragraph 3.22 to read 'locations where there is demonstrable housing need'.

Council's Response(s):

It is taken that the provision of affordable housing would be provided in areas of demonstrable need; it is unlikely that affordable housing would be built where there is no demand for such housing.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/40 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation provides comment on Policy MD7 and suggests that for urban sites it may prevent certain dwelling types being developed, such as bungalows, to the detriment of older peoples housing needs.

Council's Response(s):

Comments are noted. The setting of minimum site densities has been made to encourage the best and most sustainable use of land. As such, it is considered appropriate for the LDP to contain this policy to enable the Council to meet its housing requirement through the sustainable use of land. Where there is a specific requirement for certain house types affecting residential densities it would be a material consideration when assessing the suitability of the development, especially in cases where development proposals cater for a specific local housing need.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represantor ID and details: ID-6144/1/41 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to paragraph 7.36 and seeks additional text to include reference to residential tenure (in addition to house types and sizes) in the final sentence.

Council's Response(s):

The Council considers that the proposed amendment would be consistent with the affordable housing policies of the LDP and would aid clarity to the supporting text.

Amend final sentence of Paragraph 7.36 to read:

“All new development should contribute to the creation of balanced communities, providing an appropriate mix of housing types, tenures and sizes, including smaller properties to meet local housing need.”

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Representer ID and details: ID-6144/1/42 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Rural Exceptions Policy should be added to MD 11 also ensure wording of perpetuity clauses do not prevent source funding against assets.

Council's Response(s):

It is considered that amending the policy as suggested is not required since an explanation of rural exceptions is set out in the supporting justification. With regard to in perpetuity clauses- details of this would be considered within future SPG on Affordable Housing.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/43 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the Glossary to include definitions for Community Infrastructure Levy and Rural Exceptions Sites.

Council's Response(s):

Agree. The addition of new definition as proposed for Community Infrastructure Levy to provide clarity for users of the LDP. A definition for Rural Exception Site is already included within the Appendix. Insert new definitions within Appendix 1 as follows:

Community Infrastructure Levy: The Community Infrastructure Levy (CIL) Regulations came into force in April 2010, and gave Local Planning Authorities the power to charge a new local levy on most new developments in their area in order to secure funding for the infrastructure required to support the development of their area. The proposed Community Infrastructure Levy offers an alternative approach to developer contributions which, unlike section 106 agreements, will be a fixed standard charge and will therefore not be negotiated on a case by case basis. The CIL will be charged on most forms of development (i.e. a single dwelling) rather than only major developments and therefore has the potential to deliver significantly more developer funding than section 106.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Represontor ID and details: ID-6144/1/44 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comments on the introduction of an Affordable Housing SPG.

Council's Response(s):

Comments are noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/45 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of the number of affordable houses and tenure required for the site allocations listed in Appendix 5

Council's Response(s):

While the comments of the representor are noted, for the majority of site commentaries within Appendix 5 a percentage figure for the level of affordable housing that each site will be expected to deliver is provided. Where a percentage has not been provided affordable housing provision has already been determined through the planning application process or will be provided in accordance with the findings of the Council's Affordable Housing Viability Study (September 2013). Further, the Council's Affordable Housing Background Paper (September 2013) at Appendix 1 includes figures for the level of affordable housing each of the sites identified in Policy MG2 of the Deposit LDP will be required to contribute. The Council is therefore of the view that further information is not required within the Deposit LDP. With regard to the tenure of any affordable housing provided, this is matter that will be determined during the planning application process and is not for inclusion with the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/46 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Representation provides general commentary on the Council's obligations to undertake a review of the accommodation needs of gypsy and travellers.

Council's Response(s):

Comments are noted. In view of the introduction of the Welsh Government Housing Bill, the Council propose to amend the LDP Monitoring Target as follows:

Add new Monitoring Target within the Plan under PT23 to read:

Ability to meet Gypsy and Traveller needs identified in any updated accommodation needs assessment.

Include new Monitoring Target within the Plan under PT23 to read: Work with adjoining local authorities to identify a regional transit site by 2021.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/47 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks amendments to the Glossary of Terms in respect of Affordable Housing tenures and Social Housing Grant

Council's Response(s):

Agreed- Amend Glossary Definition -Affordable Housing (page 143), removing reference to "outright sale";. Amend Glossary Definition Social Housing Grant (SHG) (page 150) to include intermediate housing.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/5 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Para 4.6 to read 'minimise the need to travel where possible' as otherwise this could be paradoxical with rural exceptions policies.

Council's Response(s):

Paragraph 4.6 refers to minimise the need to travel, the Council consider adding "where possible" would weaken the desire to ensure developments are located in sustainable locations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Representor ID and details: ID-6144/1/6 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Comment on paragraph 4.9 -No changed requested.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represor ID and details: ID-6144/1/7 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend paragraph 5.13 to include reference to increasing the availability and choice of housing.

Council's Response(s):

It should be taken as read that as a result of the LDP policy requirements for the provision of a range of housing types and tenure, the development of additional dwellings during the plan period would lead to an increase in the availability and choice of housing. Therefore it is not considered necessary to amend the sentence as suggested by the representation

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represorator ID and details: ID-6144/1/8 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Support

Summary of Representation:

Supportive of proposals for further growth in the service settlement areas.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - National, Regional and Local Planning Context

Represantor ID and details: ID-6144/1/9 Vale of Glamorgan Overarching Housing Forum

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation wished to see references to improving the choice and availability of housing in Llantwit Major or Penarth areas under Area Objectives for these settlements.

Council's Response(s):

Comments noted. Given that the sections on the other key, service and primary settlements (Cowbridge, St. Athan) have mentioned the bullet point 'Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need' which is an objective that also applies to Penarth and Llantwit Major and the development allocations there, it is considered acceptable to include the same or a similar bullet point for the Penarth and Llantwit Major area objectives.

Include new bullet point under Llantwit Major and Penarth Headings to read:

Provide for an appropriate level, range and choice of housing, including affordable housing to meet local need.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6145/1/1 John Hopkins

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Delete MG 2 (37) - Land to the East of Bonvilston.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-6146/1/1 Ceri Staziker

Alternative Site ASD30 - MG 2 (43) - Land to the East of St. Nicholas - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to MG2 (43) and seeks the deletion of the associated open space provision MG 25 (10).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Representor ID and details: ID-6146/1/2 Ceri Staziker

Alternative Site ASD29 - MG 25 (10) - Open Space - Land to the east of St Nicholas - Delete POS

Representation Type Object

Summary of Representation:

The representation seeks the deletion of the open space provision MG25 (10) which has been identified in association with housing allocation MG2 (43) Land to the East of St Nicholas.

Council's Response(s):

New residential sites will be required to provide additional open space to meet the needs generated by the development. Policy MG25 identifies those sites allocates land for open space which is to be provided as part of housing allocations in these areas where the scale of demand for such facilities from housing growth cannot be met by existing provision. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026.

Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6147/1/1 Mr G.Stickler & Landowners

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 due to phasing requirement. Phasing requirement should be removed to accord with PPW para. 2.5.1 and 2.5.2 (Development Plans). An increase in overall housing numbers is also needed to meet the need of the authority.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6147/2/1 Mr G.Stickler & Landowners

Alternative Site ASN080 - Land between Murch Crescent, Dinas Powys and Sully Road, Penarth (1) - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN080 - Land between Murch Crescent, Dinas Powys and Sully Road, Penarth for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6147/3/1 Mr G.Stickler & Landowners

Alternative Site ASN081 - Land between Murch Crescent, Dinas Powys and Sully Road, Penarth (2) - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN081 - Land between Murch Crescent, Dinas Powys and Sully Road, Penarth for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6147/4/1 Mr G.Stickler & Landowners

Alternative Site ASN082 - Land between Murch Crescent, Dinas Powys and Sully Road, Penarth (3) - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN082 - Land between Murch Crescent, Dinas Powys and Sully Road, Penarth for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6147/5/1 Mr G.Stickler & Landowners

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-6148/1/1 Mr David Williams & Mr Anthony Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/2/1 Mr David Williams & Mr Anthony Richards

Alternative Site ASN084 - Land adjacent to Redway Road and A48 Bonvilston - Residential

Representation Type Object

Summary of Representation:

Representation objects to the inclusion of site (ID: 6148/DP3) in SLA. Removal of proposed alternative site (ID: 6148/DP3) from designated SLA due to the minimal factors development would have on the surrounding area.

Council's Response(s):

The representation has been made in relation to the allocation of land to the west of Bonvilston for housing and the subsequent amendment by way of reduction, of the Special Landscape Area to encompass the additional housing allocation proposed for the LDP. The Council considers that the LDP identifies sufficient and appropriate housing land to meet the need identified over the plan period (Population and Housing Projections Background Paper 2013 refers). As such, there is no requirement to include additional land as identified to the west of Bonvilston as a housing allocation within the LDP and subsequent amendments to the identified SLA are therefore immaterial.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-6148/3/1 Mr David Williams & Mr Anthony Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/3/2 **Mr David Williams & Mr Anthony Richards**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as overall housing numbers are too low and need to be increased to meet the need of the Authority. This should include an increase in the contingency provision, to allow for more flexibility. A reduction in windfall sites is needed to ensure deliverability of the plan. Remove phasing requirement as too restrictive to development. Concerns with SP 3, MG 2 and MG 17.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/3/3 Mr David Williams & Mr Anthony Richards

Alternative Site ASN083 - Land between Redway Lane and A48, including Tudor Lodge, Bonvilston - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN083 - Land between Redway Lane and A48, including Tudor Lodge, Bonvilston for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/3/4 Mr David Williams & Mr Anthony Richards

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Policy MG2 Housing Allocations in order to allocate the proposed alternative site ASN083 - Land between Redway Lane and A48, including Tudor Lodge, Bonvilston for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/3/5 **Mr David Williams & Mr Anthony Richards**

Alternative Site ASA51 - Land between Redway Lane and A48, including Tudor Lodge, Bonvilston - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Amendment to SLA boundary to exclude new site being promoted at Redway Road, Bonvilston.

Council's Response(s):

The representation has been made in relation to the allocation of land adjacent to the A48/Redway Road for residential development and the subsequent amendment (reduction) of the Special Landscape Area so as to enable the additional housing allocation proposed. The Council considers that the LDP identifies sufficient and appropriate housing land to meet the identified need over the plan period and as such, there is no requirement to include additional sites as proposed. Consequential amendments to SLA as suggested are therefore irrelevant.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-6148/3/6 Mr David Williams & Mr Anthony Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amendment to policy in include new site being promoted at Redway Road, Bonvilston.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP.

Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/4/1 Mr David Williams & Mr Anthony Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change

Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-6148/4/2 Mr David Williams & Mr Anthony Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 1 as overall housing numbers are too low and need to be increased to meet the need of the Authority. This should include an increase in the contingency provision, to allow for more flexibility. A reduction in windfall sites is needed to ensure deliverability of the plan. Remove phasing requirement as too restrictive to development. Concerns with SP 3, MG 2 and MG 17.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/4/3 Mr David Williams & Mr Anthony Richards

Alternative Site ASN084 - Land adjacent to Redway Road and A48 Bonvilston - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN084 - Land adjacent to Redway Road and A48 Bonvilston for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/4/4 **Mr David Williams & Mr Anthony Richards**

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Deletion of site MG2(37) Bonvilston in order to promote a new site at Redway Road Bonvilston.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Representor ID and details: ID-6148/4/5 Mr David Williams & Mr Anthony Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amended policy MG2 in order to promote new site at Redway Road, Bonvilston.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP.

Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/4/6 Mr David Williams & Mr Anthony Richards

Alternative Site ASA52 - Land adjacent to Redway Road and A48 Bonvilston - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Amendment to SLA to exclude new site being promoted at Redway Road, Bonvilston.

Council's Response(s):

The representation has been made in relation to the allocation of land adjacent to the A48/Redway Road for residential development and the subsequent amendment (reduction) of the Special Landscape Area so as to enable the additional housing allocation proposed. The Council considers that the LDP identifies sufficient and appropriate housing land to meet the identified need over the plan period and as such, there is no requirement to include additional sites as proposed. Consequential amendments to SLA as suggested are therefore immaterial.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/5/1 Mr David Williams & Mr Anthony Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/5/2 **Mr David Williams & Mr Anthony Richards**

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG1 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/5/3 Mr David Williams & Mr Anthony Richards

Alternative Site ASN085 - Land to the north of Village Store and including Tudor Lodge, Bonvilston - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN085 - Land to the north of Village Store and including Tudor Lodge, Bonvilston for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/5/4 Mr David Williams & Mr Anthony Richards

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

Representation the deletion of the site MG2 (37) in favour of an alternative site at Redway Road in Bonvilston.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6148/5/6 Mr David Williams & Mr Anthony Richards

Alternative Site ASA53 - Land to the north of Village Store and including Tudor Lodge, Bonvilston - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the Special Landscape Boundary (ASA53) to enable the inclusion of a new alternative site ASN085 - Land to the north of Village Store and including Tudor Lodge, Bonvilston for residential development.

Council's Response(s):

The representation has been made in relation to the allocation of land adjacent to the A48/Redway Road for residential development and the subsequent amendment (reduction) of the Special Landscape Area so as to enable the additional housing allocation proposed. The Council considers that the LDP identifies sufficient and appropriate housing land to meet the identified need over the plan period and as such, there is no requirement to include additional sites as proposed. Consequential amendments to SLA as suggested are therefore immaterial.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6149/1/1 Goodbox Ltd.

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 1 as overall housing numbers are too low and need to be increased to meet the need of the Authority. Remove phasing requirement as too restrictive to development.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6149/2/1 Goodbox Ltd.

Alternative Site ASN086 - Land South of Primrose Hill, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN086 - Land South of Primrose Hill, Cowbridge for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6149/3/1 **Goodbox Ltd.**

Alternative Site ASA04 - Land South of Primrose Hill, Cowbridge - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the removal of a site on Primrose Hill, Cowbridge from the Special Landscape Area to enable its development for residential use.

Council's Response(s):

The representation has been made in relation to the allocation of land to the east of Cowbridge for housing and the subsequent amendment (reduction) of the Special Landscape Area to encompass the additional housing allocation proposed for the LDP. The Council considers that the LDP identifies sufficient and appropriate housing land to meet the identified need over the plan period and that these allocations are supplemented by other policy designations within the plan which collectively will meet the plans economic, social and environmental objectives. As such, there is no requirement to include the land identified to the east of Cowbridge as an additional housing allocation within the LDP and subsequent amendments to the identified SLA are therefore irrelevant.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6149/4/1 Goodbox Ltd.

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the overall housing numbers are too low to achieve an adequate amount of housing for the Authority's need. The flexibility (5%) allowance for housing is also too low and needs to be increased. Amend by increasing overall housing numbers to keep up with demand and increase the flexibility allowance to provide a contingency for the plan period.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (23) - Land at Upper Cosmeston Farm, Lavernock

Represor ID and details: ID-6150/1/1 Teresa Norris

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP7 - Transportation

Represor ID and details: ID-6151/1/1 Jane Groves

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

Representation proposes that the Llysworney Bypass is allocated within the Deposit LDP.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the represor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren Farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6152/1/1 Cecilia Hannigan-Davies

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6154/1/1 Cheryl Way

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6154/1/2 Cheryl Way

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Represor ID and details: ID-6155/1/1 Mr A D Mills

Alternative Site ASD39 - MG 2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP.

Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6156/1/1 Mrs Alexandrina Ball

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6157/1/1 Mr & Mrs C J Wilkins

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

Representation seeks the deletion of site MG2 (20), MG16 (19) and MG6 (4).

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6157/1/2 Mr & Mrs C J Wilkins

Alternative Site ASN002 - The Limes, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes an alternative housing allocation ASN002 The Limes, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6157/1/3 Mr & Mrs C J Wilkins

Alternative Site ASN003 - River Walk, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes an alternative housing allocation ASN003 - River Walk, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Representor ID and details: ID-6157/1/4 Mr & Mrs C J Wilkins

Alternative Site ASN096 - Former British Legion Site, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Representation promotes an alternative housing allocation ASN096 - Former British Legion Site, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies**Represor ID and details:** ID-6157/1/5 **Mr & Mrs C J Wilkins****Alternative Site** ASN048 - Castle Hill, Llanblethian - Residential**Representation Type** Object**Summary of Representation:**

Promotes alternative housing allocation ASN048 - Castle Hill, Llanblethian for inclusion in the Deposit LDP

Objects to housing allocation (MG 2) in Cowbridge. Amend by changing to proposed site to the alternative sites suggested, The Limes, Cowbridge UDP Hous 1, River Walk, Cowbridge UDP Hous 1, British Legion Site, Cowbridge, (next to car park), Castle Hill, Llanblethian 0.5 15, North Road, Cowbridge. Actons Homes Site, Livestock Market, Cowbridge. Retirement homes. (Not concerned with MG 1)

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represorator ID and details: ID-6157/1/5 Mr & Mrs C J Wilkins

Proposed Change



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6157/1/6 Mr & Mrs C J Wilkins

Alternative Site ASN064 - Land at North Road, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN064 - Land at North Road, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6157/1/7 Mr & Mrs C J Wilkins

Alternative Site ASN004 - Livestock Market, Cowbridge - Residential

Representation Type Object

Summary of Representation:

Promotes alternative housing allocation ASN004 - Livestock Market, Cowbridge for inclusion in the Deposit LDP.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6158/1/1 Dwr Cymru Welsh Water and Mrs Susan Joseph & Mr Paul Roberts

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to MG 1 phasing requirement as it is too rigid and not flexible enough to accord with PPW para. 2.5.1 and 2.5.2 (Development Plans). Remove phasing requirement.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6158/1/2 Dwr Cymru Welsh Water and Mrs Susan Joseph & Mr Paul Roberts

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for housing allocation MG2 (30) - Land south of Llandough Hill / Penarth Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represorator ID and details: ID-6158/2/1 Dwr Cymru Welsh Water and Mrs Susan Joseph & Mr Paul Roberts

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG2 (30) - Land south of Llandough Hill / Penarth Road.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6159/1/1 Alex Karran

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6160/1/1 Gemma Moore

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6161/1/1 **Chris Brown**

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6162/1/1 Daniel Moore

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-6164/1/1 Andrew Maclehorse

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represorator ID and details: ID-6165/1/1 Trevor Saunders

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation comments on the housing supply, the need for affordable housing and raises concerns over local infrastructure provision. Support for MG2.

Council's Response(s):

Comments are noted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6166/1/1 Mr Christopher White

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to SP 3 on the grounds the Residential Requirement puts too much of the housing burden on the SE Vale. The road infrastructure is not capable to take on the influx of new housing development. Amend by moving development away from SE Vale and re-developing road infrastructure.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6168/1/1 **Mr. Philip Harris**

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6168/1/2 **Mr. Philip Harris**

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6169/1/1 Cynthia Harris

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of the site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6169/1/2 Cynthia Harris

Alternative Site ASN092 - Land East of Llangan - Gypsy and Traveller site

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and promotes the allocation of an alternative site not included within the Plan. A comprehensive summary of the objections and comments received on this issue are provided in the LDP Consultation Report and Council's composite response to site allocation representations.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

No Change Required

Deposit Plan Policy - MG5 - Gypsy and Traveller Site

Represor ID and details: ID-6170/1/1 Karyn Thompson

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site**Representation Type** Object**Summary of Representation:**

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6171/1/1 Mr Leslie Ball

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-6172/1/1 H.R.Anstee. P.Anstee, R.Anstee & G.Richards

Alternative Site ASN087 - Land to the South of Wenvoe - Residential

Representation Type Object

Summary of Representation:

Representation seeks the allocation of the Wenvoe Garden Centre site for residential use.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6172/2/1 H.R.Anstee. P.Anstee, R.Anstee & G.Richards

Alternative Site ASA54 - Land to the South of Wenvoe - Special Landscape Area - reduce designation to exclude site

Representation Type Object

Summary of Representation:

Representation seeks the removal of the site to the south of Wenvoe from the identified Special Landscape Area.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP has been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The SLAs have been drawn to correspond with logical, permanent and robust boundaries and as a result may include areas of low evaluation or exclude areas of high evaluation in order to provide coherence and defensibility. SLA will therefore include a wide variety of land uses ranging from private gardens to business premises. The Council however considers that the SLA boundaries are based on robust and current information and that the deletion of the area identified from the SLA is unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6172/3/1 H.R.Anstee. P.Anstee, R.Anstee & G.Richards

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy SP 3 on the grounds residential requirement needs to consider the affect estimated number of jobs will have on housing numbers. Amend by reassessing the residential requirement with the estimated employment for the Vale.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6173/1/1 JN & WD Johns Powell

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG2 and the settlement strategy and the sustainable settlement hierarchy set out in the Deposit LDP.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6173/2/1 JN & WD Johns Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Amend the proposed phasing with start period 2011-2016 and total number of dwellings increased from 100 to 120.

Council's Response(s):

The Council is of the opinion that there is no justification for amending the indicative phasing schedule for site MG2 (37) Land East of Bonvilston as suggested, given that at the time of responding no formal planning application has been submitted in respect of the allocation that would indicate the suggested development completion rates would be achieved within the period 2011-16.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6173/3/1 JN & WD Johns Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy MD7 and proposes that the final sentence of the policy is amended to encourage as well as permit higher density residential development as it is considered that densities higher than 30 dph could also be appropriate for sites in minor rural settlements. Otherwise the representation generally agrees with the minimum standard specified.

Council's Response(s):

Policy MD7 sets minimum targets and does not set an upper limit for housing densities. As such it is not considered necessary to amend the policy to specifically encourage higher densities and the proposed change is not considered to be required to ensure the Plan is sound.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represor ID and details: ID-6173/4/1 JN & WD Johns Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Concerns with paragraph 6.149 (MG 25 Public Open Space Allocations) and MG 2 (Housing Allocation ID: 37). Policy MG 2(37) seeks provision of open space within the allocated site that would cater to the whole Bonvilston community which has an identified shortfall in the current amount of open space. Within paragraph 6.149 (MG 25) there should be allowance for flexibility concerning developers of allocated sites to overcome shortfalls by creating open space on land already owned by the developer outside of the allocated site but still in the area used by the community.

Council's Response(s):

Policy MG25 identifies new open space requirements associated with new development where additional demand cannot be met by existing facilities. The supporting text at paragraph 6.149 is clear in that such new provision will be expected to be met on site wherever feasible but affords some flexibility on smaller sites which may be constrained and where the required provision may not be possible. The additional text as suggested by the repesor would remain specific to small sites and would therefore exclude in the view of the Council the 7.2 hectare site identified at Bonvilston for 120 dwellings. In relation to this specific site and the plans provided by the repesor for alternative open space provision, the Council considers that given the size of the site there should be no barriers to the provision of open space on site. Further the specific sites identified by the repesor are located on the other side of a major road to the majority of the main population and would be considered unsuitable for the provision of open space to facilitate the proposed development.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6174/1/1 Liz Fidler

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Representation objects to MG2 Minor Rural Settlement housing allocations and propose a new settlement at Llandow.

Council's Response(s):

In preparing its LDP, the Council is required to follow the legislative process for LDPs set out in Part 6 of the Planning and Compulsory Purchase Act 2004. A key stage in this process is the Pre Deposit Participation and Public Consultation on Strategic Options Stage (Regulation 14 &15), and places a requirement on the Council to prepare in partnership with key stakeholders a pre deposit document setting out the Council's vision, strategic options, preferred strategy and key policies that will provide the overall policy framework for the Deposit LDP.

In accordance with this requirement in May and July 2007, the Council held workshops with stakeholders on the potential strategy options for the Vale of Glamorgan. In total 9 strategic options were identified, including the development of a new settlement within the Vale of Glamorgan. These nine options were also the subject of a Sustainability Appraisal which concluded that of the 9 options identified, Option 5 (the current Deposit LDP Strategy) would provide the widest sustainability benefits.

On the basis of the findings of the Sustainability Appraisal, between January and February 2008 the Council publicly consulted on the LDP Draft Strategy document, which set out the Council's proposed vision, objectives and preferred growth strategy for the Vale of Glamorgan.

During this consultation, the Council received 210 representations to the Draft Preferred Strategy, and included the proposal of a further spatial option (8a), namely the addition of Llandow Newydd as the location of a new settlement alongside the preferred LDP strategy. In response to this proposal the Council undertook a further appraisal of the options, which concluded that the current LDP strategy provided the most sustainable option for the Vale of Glamorgan.

In addition to the above, in preparing the LDP, the Council is also guided by the policy requirements prescribed nationally, and primarily contained within Planning Policy Wales (PPW). This advises that local planning authorities should direct development to the sustainable locations with the overall aim of reducing the need to travel by locating development within existing urban areas or other locations which are or can be served by public transport. Furthermore in identifying land for future development PPW advises that local planning authorities firstly consider re-use of previous developed land and buildings within settlements, then settlement extensions and finally new development around settlements with good public transport links (Paragraph 9.28 refers).

Finally, in respect of new settlements, PPW indicates that "any proposals for new settlements should be promoted through, and fully justified in, the development plan. Plans should state clearly the contribution which developers will be expected to make towards the provision of infrastructure, community facilities and affordable housing. New settlements on greenfield sites are unlikely to be appropriate in Wales, and should only be proposed where such development would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements. (Paragraph 9.27)"

In this respect, in considering the proposed development of land at Llandow Airfield, the Council commissioned a review of the agricultural land quality of the undeveloped areas of which the proposed new settlement would occupy. This revealed that a significant area of the land 51ha falls within grade 3a agricultural land classification (best and most versatile classification), and a further 36 ha of 3b agricultural land.



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6174/1/1 Liz Fidler

In this regard PPW states that:

“In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.”

In selecting sites for development, the Council has sought to clarify the agricultural quality of the sites allocated within the LDP, and has worked closely with the Welsh Governments Natural Environment and Agriculture Department to ascertain the quality of land for allocated sites. From this work the Council has minimised the loss of BMVA land. Additionally, Appendix 5 of the LDP identifies those sites where agricultural land has been verified by the Welsh Government, but where a further detailed agricultural land assessment is required to verify the grading of the land. The Council is therefore of the opinion that in identifying the housing allocations, it has sought to ensure that priority is given to brownfield developments, and where greenfield sites have been required these have been limited to those of lower quality, that is grade 3b and below consistent with the National Planning Policy Wales. Accordingly the Council are of the view that it is unnecessary to include a policy within the LDP for the protection of BMVA, as this would reiterate national planning policy.

On the basis of the above, the Council consider that it has fully considered all policy options when preparing the Deposit LDP, including satisfying the requirement of national policy when consider the suitability of a new settlement at Llandow Airfield, alongside other existing established settlements.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6174/2/1 Liz Fidler

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

MG 16 should include the proposal for a Llysworney By-pass as the village road network is over strained by use by heavy vehicles such as lorries. The proposals was identified in the previous UDP and it is believed that none of the deciding factors have changed therefore the provision of the By-pass should still be included.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6174/2/2 Liz Fidler

Alternative Site ASN006 - Llysworney - Llysworney Bypass

Representation Type Object

Summary of Representation:

MG 16 should include the proposal for a Llysworney By-pass as the village road network is over strained by use by heavy vehicles such as lorries. The proposals was identified in the previous UDP and it is believed that none of the deciding factors have changed therefore the provision of the By-pass should still be included.

Council's Response(s):

In support of the Deposit LDP the Council engaged independent specialist consultants to prepare a Transport Assessment (September 2013) to consider the impact of the LDP residential allocations on the strategic highway network within the Vale of Glamorgan. The study seeks to identify capacity issues of junctions and roads as a result of the proposed new developments and while the comments of the representor are noted, the Council considers that the study and LDP appropriately identifies future highway infrastructure requirements as a result of the proposed site allocations. Notwithstanding the above, policy MG2 includes a housing allocation at Darren farm which will provide for houses on the western edge of Cowbridge. The development of the site will be informed by a master plan/development brief and will deliver key local infrastructure including a new medium primary school and a new road on the western edge of the site running between the A48 and Llantwit Major Road which will alleviate pressure both in Cowbridge and at Llysworney. The suggested Llysworney highway scheme is therefore not considered to be required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6174/3/1 Liz Fidler

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

Objection to the Sustainability Appraisal of Site MG 2 (19) - Land adjoining St. Athan Road, Cowbridge and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6174/3/2 Liz Fidler

Alternative Site ASD17 - MG 2 (36) - Land adjoining Court Close, Aberthin - Delete Site

Representation Type Object

Summary of Representation:

Objection to the Sustainability Appraisal of site MG 2 (36) - Land adjoining Court Close, Aberthin and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6174/3/3 Liz Fidler

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

Objection to the Sustainability Appraisal of MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Additionally the representation seeks the deletion of a site within the Deposit LDP. Since the consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represorator ID and details: ID-6174/3/4 Liz Fidler

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

Objection to the Sustainability Appraisal of MG 2 (44) - Land adjacent to St Brides Road, Wick and proposes its deletion.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology as well as site visits undertaken by Council officers. Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013).

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6174/3/5 Liz Fidler

Alternative Site ASN007 - Land at Llandow - New Settlement

Representation Type Object

Summary of Representation:

Objection to the Council's Sustainability Appraisal of sites identified in the LDP and promotes a new settlement at Llandow Airfield.

Council's Response(s):

The Council is of the opinion that the Sustainability Appraisal of the site presents an accurate representation of the site's performance against the Council's adopted sustainability criteria. This has been informed by an assessment of the range of services and facilities available, information provided to the Council in respect of transport, flood risk, ecology and biodiversity, land quality and archaeology. Further details can also be found in the Council's Revised Options Appraisal Report (2009). Additionally background information produced has informed the LDP, including Housing Supply Background Paper (2013), Sustainable Transport Assessment (2013), Transport Assessment of LDP Proposals (2013), Community Facilities Assessment (2013), Plan Preparation and Assessment of Flood Risk (2013) and Identification of SINC's (2013) as well as site visit undertaken by Council officers.

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP6 - Retail

Representor ID and details: ID-6175/1/1 Sainsbury's Supermarkets Ltd (SSL)

Alternative Site ASN088 - Land West of Llanmaes Road, Llantwit Major - Retail

Representation Type Object

Summary of Representation:

Representation promotes a retail allocation for a new convenience supermarket near Llantwit Major and comments on the need for the allocation of a retail development within the settlement boundaries in accordance with planning policy objectives.

Council's Response(s):

The Council's retail planning study identifies that while Llantwit Major has a significant resident convenience market there is limited scope for additional headroom and identifies additional provision of 386 m² net, rising to 468m² by 2026. In respect of comparison goods the study concluded that Llantwit Major acted as a rural centre or local centre which did not contribute significantly to comparison turnover. Therefore the Council considers that the Deposit LDP (policies SP6, MG3) adequately provide for the identified retail need over the Plan period and no further retail development as proposed by the representor are considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (2) - North West of Sully

Representor ID and details: ID-6178/1/1 Mr Gary McDonald

Alternative Site ASA47 - Land between Penarth and Dinas Powys - Green Wedge - reduce designation - remove site from designation

Representation Type Object

Summary of Representation:

Representation objects to the green wedge between Dinas Powys and Penarth and suggests that part of the area should be designated as an economic development corridor to include a site being promoted by the representor.

Council's Response(s):

As background evidence to the LDP the council commissioned an employment land study from independent consult BE Group (September 2013). The study recommended that there is no need for the Council to identify further land allocations for B1 (a, b and c uses), B2 and B8 uses (other than those already put forward) in the emerging LDP. Similarly, the Council has assessed the residential requirements of the Vale of Glamorgan over the plan period and has allocated land to meet this need. No additional housing allocations are considered necessary. Therefore, in view of the above and given the sensitive nature of the land in question the retention of the green wedge is considered appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 (2) - North West of Sully

Representor ID and details: ID-6178/1/2 Mr Gary McDonald

Alternative Site ASN089 - Land between Penarth and Dinas Powys - Employment

Representation Type Object

Summary of Representation:

Representation promotes an alternative employment area- ASN089 - Land between Penarth and Dinas Powys

Council's Response(s):

The Council are of the view that there is no requirement for additional employment land above that identified within the Deposit LDP, this is consistent with the findings of the Council's Employment Land and Premises Study (2013) paragraph 10.8 states - It is also recommended that there is no need for the Council to identify further land allocations for B1...B2 and B8 uses (other than those already put forward) in the emerging LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG18 - Green Wedges

Representor ID and details: ID-6180/1/1 Tom Costello

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for Policy MG18.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (5) - Land to the east of Eglwys Brewis

Represor ID and details: ID-6181/1/1 **Julian Woodman**

Alternative Site ASD18 - MG 2 (5) - Land to the east of Eglwys Brewis - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6182/1/1 **Kate Gobhir**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6184/1/1 Eluned Parrott A.M National Assembly for Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on concerns over out of date data for population growth forecasts.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representer ID and details: ID-6184/1/10 Eluned Parrott A.M National Assembly for Wales

Alternative Site ASD23 - MG 9 (2), MG 10 - St Athan - Cardiff Airport Enterprise Zone - Delete Site

Representation Type Object

Summary of Representation:

Object to MG 10 on the grounds a master plan of the allocation should be released before the allocated land is included in the LDP to allow residence of the area to have an informed decision on the impact of such a development. Without such evidence the MG 10 allocation should be deleted.

Council's Response(s):

The LDP identifies the land at MOD St Athan – Cardiff Airport as part of the Strategic Opportunity Area identified in the Wales Spatial Plan. The strategic site identified under Policy SP2 has also been designated as an Enterprise Zone focusing on the aerospace and defence sectors. A Strategic Development Framework for the St Athan and Cardiff Airport Enterprise Zone is currently being prepared by the Enterprise Zones board to advise Welsh Government. Further details will be included as part of any future master plan for the Enterprise Zones and strategic sites.

Given its regional importance, the wider economic benefits of the site and the development framework which provides further details of the proposed land use, the Council consider that the Cardiff Airport – St Athan Enterprise Zone should not be amended.

Although the development framework has yet to be published, there have been additional studies undertaken to inform the framework. For example, The Gateway Wales - Cardiff Airport Rail Link Feasibility Study was prepared in November 2011 by Atkins. This is a joint venture comprising Legal & General and Hines UK who are seeking to construct a new station at Cardiff International Airport together with a new rail spur approximately 2.2km in length, which will link the airport directly to Cardiff Central station via the Vale of Glamorgan (VOG) line.

The study concluded that a track alignment can be achieved which is in line with Network Rail standards and can achieve a linespeed of 30mph. It has also shown that there is sufficient capacity in the existing timetable to allow a service frequency of 4 trains per hour from Cardiff Central station to a new Cardiff Airport Station. This new rail link direct to Cardiff Airport would provide a major infrastructure project of national importance. The study recommended further feasibility work be undertaken to consider other railway disciplines, such as signalling, telecomms, civils, geotechnics, environmental/ecology etc. as well as ground investigations, stakeholder engagement and a detailed timetable study.

Therefore the proposed change is not considered to be required to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6184/1/11 Eluned Parrott A.M National Assembly for Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Comments on contradictions between Managing Development policies specifically MD 8 with Managing Growth Policies such as MG 1 (housing supply in The Vale of Glamorgan). Concerns over sites with extant planning permission being on greenfield sites.

Council's Response(s):

Comments are noted. Policy MG 1 (Housing Supply in the Vale of Glamorgan) considers the provision that sites with extant planning permission will make during the Plan period (also known as 'committed site'). The policy also sets out other elements that are considered will contribute towards housing land supply.

As these sites have planning permission, all planning and environmental issues have already been formally considered under the existing planning policy framework and the permissions cannot be reconsidered. Once adopted the LDP policies will be applied to any future planning applications on sites without planning permission. Where currently extant planning permissions lapse, any material changes, such as the adoption of updated local polices, will be considered in applications for their renewal.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6184/1/2 Eluned Parrott A.M National Assembly for Wales

Alternative Site ASD37 - MG 5 - Hayes Road, Sully Gypsy and Traveller Site - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to the proposed Gypsy and Traveller site allocation identified in the Deposit LDP. The representation raises a number of issues related to the site allocation and the potential impact of development and management of the site. See Council's composite response to site allocation representations for a summary of the list of issues and objections raised.

Council's Response(s):

The allocation of site MG 5 Land at Hayes Road, Sully is based on the identified need evidenced within the Council's Gypsy and Traveller Accommodation Needs Assessment (2013). In allocating the site at Hayes Road, the Council has considered the relevant planning merits of the site (alongside other Council owned sites within the Vale of Glamorgan) and has concluded that the Hayes Road site is the most appropriate to address the identified need.

In allocating the site in the LDP, the Council has considered the potential impacts of the development on adjacent land uses, the sustainability of the site in terms of access to services and facilities, alongside other environmental constraints. It is considered that detailed site specific issues can be addressed through sensitive site design and appropriate site management arrangements. The Hayes Road allocation is therefore considered to be a deliverable site which is capable of meeting the identified need.

Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as an alternative site, to meet the evidenced need. However, changes to the supporting text of site allocation and monitoring targets are proposed to provide clarity in relation to the delivery of the site and to ensure the effective monitoring of the Plan. Further details on the issues raised are provided within the LDP Consultation Report and the Council's composite response to site allocation representations.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6184/1/3 Eluned Parrott A.M National Assembly for Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to MG 21 (Buffer Zones) and MG 23 (Mineral Working) as failure to acknowledge shale gas extraction within the Vale of Glamorgan. Existing policies are inadequate in protecting the Vale from shale gas extraction. Amend policy MG 21 to include shale gas exploration.

Council's Response(s):

A specific policy in relation to fracking is not appropriate. Paragraph 6.140 sets out how the council will consider applications for unconventional gas.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representer ID and details: ID-6184/1/4 Eluned Parrott A.M National Assembly for Wales

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects as LDP fails to acknowledge gas drilling within the Vale. Policies MG 21 (Buffer Zones), MG 23 (Mineral Working), SP 10 (Built and Natural Environment) and MD 8 (Environmental Protection) inadequate in protecting valuable assets in the Vale. Amend MG 23 to incorporate Shale gas exploration.

Council's Response(s):

A specific policy in relation to shale gas extraction (or fracking) is not appropriate or necessary. Paragraph 6.140 sets out how the council will consider applications for unconventional gas. Therefore, no change is considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6184/1/5 Eluned Parrott A.M National Assembly for Wales

Alternative Site ASD49 - MG 2 (23) - Land at Upper Cosmeston Farm, Lavernock - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6184/1/6 Eluned Parrott A.M National Assembly for Wales

Alternative Site ASD26 - MG 2 (33), MG 6 (6) - Mixed - Land north of the Railway Line, Rhoose - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6184/1/7 Eluned Parrott A.M National Assembly for Wales

Alternative Site ASD25 - MG 2 (34) - Land south of the Railway Line, Rhoose - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Representor ID and details: ID-6184/1/8 Eluned Parrott A.M National Assembly for Wales

Alternative Site ASD33 - MG 2 (35) - Land west of Port Road, Wenvoe - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG1 - Housing Supply in the Vale of Glamorgan

Represor ID and details: ID-6184/1/9 Eluned Parrott A.M National Assembly for Wales

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (2) - Upper & Lower Thaw Valley

Representor ID and details: ID-6186/1/1 Tim Gent

Alternative Site ASA57 - Land at Leckwith Bridge - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the removal of the site at Leckwith from the SINC and the SLA designation of the LDP.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP has been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. Similarly, the information utilised to designate the Sites of Importance for Nature conservation designations is current and robust and accurately reflects the situation of important nature conservation sites within the Vale of Glamorgan. Therefore it is considered that the removal of the site designations as suggested is not warranted and would undermine the objectives of the Deposit Plan. In the event of the Council receiving a planning application for the site in the future, the application would be considered against the adopted development plan at that time and all issues relating to the site including its landscape and ecological impacts would be considered.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (2) - Upper & Lower Thaw Valley

Represor ID and details: ID-6186/1/2 Tim Gent

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MG 17 encouraging development that would result in the improvement of the appearance of the land. Allowing for exceptions to the designation of SLAs so development can be proposed.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP has been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured. Similarly, the information utilised to designate the Sites of Importance for Nature conservation designations is current and robust and accurately reflects the situation of important nature conservation sites within the Vale of Glamorgan. Therefore it is considered that changes as proposed would substantially reduce the effectiveness of the policy and result in the loss of or adverse impacts to such sites and/or designations. In the event of the Council receiving a planning application for the site in the future, the application would be considered against the adopted development plan at that time and all issues relating to the site would be considered.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (2) - Upper & Lower Thaw Valley

Representor ID and details: ID-6186/1/3 Tim Gent

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD1 to provide flexibility in assessing windfall development.

Council's Response(s):

Policy MD1 provides a clear and comprehensive set of criteria against which development proposals will be directed and ensures that future development proposals accord with the overarching LDP strategy. The proposed changes are sought in order to accommodate a site that is being promoted by the representor; the site in question has been considered through the LDP candidate site assessment process and found to not be compatible to the LDP strategy.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (2) - Upper & Lower Thaw Valley

Representer ID and details: ID-6186/1/4 Tim Gent

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the land at Leckwith Quay being designated as a SINC (MG 19 Sites of Importance for Nature Conservation) in the LDP, and should not restrict positive developments within the Vale. Representation seeks an amendment to the SINC to exclude land at Leckwith Quay.

Council's Response(s):

The Sites of Importance for Nature Conservation (SINC) designations contained within the Deposit LDP have been identified according to guidance published by the Wales Biodiversity Partnership ('Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Sites Systems in Wales') which was adopted by the Vale of Glamorgan Council in 2009 and which provides a robust set of criteria against which all potential SINC's could be assessed. The 2013 SINC review survey builds on previous SINC identification works which commenced in 1999 and the Council therefore considers that the SINC designations identified on the LDP Proposals Map are based on a robust evidence base which accurately reflects locally important nature conservation sites within the Vale of Glamorgan. The Council therefore considers that the deletion of the SINC site is unjustified.

The Council considers that while the intention of Policy MG19 is clear, the supporting text of paragraph 6.126 allows for flexibility in its application in instances where the benefits of a development outweigh the importance of the SINC. In such instances mitigation will be required to compensate for the adverse impact of the development on the SINC. Issues relating to compensatory measures and habitat loss are covered in detail in the councils Supplementary Planning Guidance on Biodiversity and Development which would be a material consideration in the assessment of any future development proposals. Therefore, the proposed changes are not considered to be required to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG17 (2) - Upper & Lower Thaw Valley

Representor ID and details: ID-6186/1/5 Tim Gent

Alternative Site ASA58 - Land at Leckwith Bridge - Sites of Importance for Nature Conservation - reduce designation

Representation Type Object

Summary of Representation:

Objects over the land at Leckwith Quay site being in an SLA (MG 17 Special Landscape Areas) and SINC (MG 19 Sites of Importance for Nature Conservation) in the LDP. Should not be restrictive to positive developments within the Vale. Amend site designations to exclude land at Leckwith Quay.

Council's Response(s):

The Sites of Importance for Nature Conservation (SINC) designations contained within the Deposit LDP have been identified according to guidance published by the Wales Biodiversity Partnership ('Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Sites Systems in Wales') which was adopted by the Vale of Glamorgan Council in 2009 and which provides a robust set of criteria against which all potential SINC could be assessed. The 2013 SINC review survey builds on previous SINC identification works which commenced in 1999 and the Council therefore considers that the SINC designations identified on the LDP Proposals Map are based on a robust evidence base which accurately reflects locally important nature conservation sites within the Vale of Glamorgan. The Council therefore considers that the deletion of the SINC site is unjustified.

Similarly, the Special Landscape Areas (SLA) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured. Removal of the site from the SLA is therefore not considered necessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (43) - Land to the East of St Nicholas

Represor ID and details: ID-6187/1/1 Mrs Enid Evans

Alternative Site ASA10 - Land at Sycamore Farm, Bonvilston - Residential - extend allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6188/1/1 Rebecca Watkins

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representor ID and details: ID-6189/1/1 Huw Tomlinson

Alternative Site ASD04 - MG 2 (38) - Land to rear of St. David's C/W Primary School, Colwinston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (38) - Land to rear of St Davids Church in Wales Primary School, Colwinston

Representer ID and details: ID-6189/3/1 Huw Tomlinson

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy MG4 and the flexibility provided within the supporting justifications regarding site viability.

Council's Response(s):

Support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Represor ID and details: ID-6190/1/1 **Denise & Tony Cooke**

Alternative Site ASD03 - MG 2 (44) - Land adjacent to St Brides Road, Wick - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (44) - Land adjacent to St Brides Road, Wick

Representor ID and details: ID-6190/1/2 Denise & Tony Cooke

Alternative Site ASN090 - Land to the West of Wick - Residential - affordable housing

Representation Type Object

Summary of Representation:

Representation seeks the inclusion of alternative site ASN090 - Land to the West of Wick within the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Represantor ID and details: ID-6192/1/1 Mr Aynge, Mr O'Leary & Mr Best

Alternative Site ASN091 - Land at Beach Road, Sully - Residential

Representation Type Object

Summary of Representation:

Representation promotes a new alternative site ASN091 - Land at Beach Road, Sully for inclusion in the Deposit LDP for residential development.

Council's Response(s):

The representation seeks the inclusion of a new site not included within the Deposit LDP. Having considered the policy context, Plan strategy, the LDP provision, and other relevant material factors, it is considered that there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated. It is considered that the LDP meets the tests of soundness without the need for a different approach such as a new settlement or the suggested alternative site to deliver the identified housing and employment needs. The inclusion of the alternative site is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG 2 - Housing Allocations

Representor ID and details: ID-6192/2/1 Mr Ayng, Mr O'Leary & Mr Best

Alternative Site ASA46 - Land at Beach Road, Sully - Green Wedge - reduce designation

Representation Type Object

Summary of Representation:

Representation seeks the amendment of the green wedge designation MG18(6) to exclude a site at Beach Road, Sully.

Council's Response(s):

The representation seeks the exclusion of the site at Sully from the green wedge designation in order to enable the designation of the site as a housing allocation. The LDP allocates sufficient and appropriate housing land to meet the need identified over the plan period while seeking to ensure a balance between development and the protection of the environmental qualities of the Vale of Glamorgan. In this regard, the sites identified in the LDP have been assessed taking into account their relevant constraints and merits and the contributions that they can make to deliver the aims and objectives of the Deposit Plan. In view of the above, the Council considers that the site identified at Sully is not required to meet the housing needs of the LDP and that any subsequent amendment to the designated green wedge in this area is unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Represor ID and details: ID-6193/1/1 Mrs V A Randall

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represantor ID and details: ID-6194/1/1 **Anne Gray**

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6194/1/2 **Anne Gray**

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (45) - Land off Sandy Lane, Ystradowen

Represor ID and details: ID-6195/1/1 Dave Gray

Alternative Site ASD20 - MG 2 (45) - Land off Sandy Lane, Ystradowen - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG10 - St Athan - Cardiff Airport Enterprise Zone

Represorator ID and details: ID-6196/1/1 British Airways

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation suggests an amendment policy MG10 to positively support infrastructure improvements associated with Cardiff Airport.

Council's Response(s):

Support is noted

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6197/1/1 Kathryn Lowry

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Representer ID and details: ID-6198/1/1 Action for Children

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks amendments to the site specific details in Appendix 5 for site MG2(28) Land adjoining Ardwyn.

Council's Response(s):

The site is now subject to full planning permission, and it is the Council's view that the proposed change to the LDP is therefore unnecessary.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Representer ID and details: ID-6198/2/1 Action for Children

Alternative Site N/A

Representation Type Support

Summary of Representation:

Representation supports policy MD5.

Council's Response(s):

Comments are noted and support is welcomed.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (28) - Ardwyn, Penyturnpike Road, Dinas Powys

Representor ID and details: ID-6198/3/1 Action for Children

Alternative Site N/A

Representation Type Support

Summary of Representation:

Support for policy MG4

Council's Response(s):

Support is welcomed

Officer Recommendation:

No Change Required



Deposit Plan Policy - SP3 - Residential Requirement

Represor ID and details: ID-6199/1/1 Marie Claire Williams

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy SP 3 on the grounds the residential requirement is based on out of date WAG projections from 2008. Amend by re-evaluating the residential requirement using the recent WAG 2011 projections.

Council's Response(s):

The representation objects to Policy SP3 and raises a number concerns relating to the identified residential requirement for the LDP. Changes are proposed to Policies SP3 (Residential Requirement) and MG1 (Housing Supply) following the publication of new evidence and in response to representations received. Further details are contained within the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MD6 - Development within Minor Rural Settlements

Representor ID and details: ID-6200/1/1 Johnathan Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of criteria 3 of policy MD6 referring to "unacceptable impact" on the grounds that this would stifle development within Minor Rural Settlements.

Council's Response(s):

Policy MD6 recognises the importance of providing for small scale sensitive development that supports the viability vitality of rural villages, that also respects their individual character. Consequently, the Council is of the view that policy MD6 strikes the correct balance in meeting this objective, and any relaxation in the wording of the policy as suggested would be contrary to the overall aim of the policy and the wider LDP objectives.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD6 - Development within Minor Rural Settlements

Representor ID and details: ID-6200/2/1 Johnathan Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to SP10 (Built and Natural Environment) as it is considered the policy does not follow national policy. It does not draw a distinction between statutory and local designations and should distinguish between different levels of designation. It is considered the policy is superfluous and the representation seeks to delete the Policy.

Council's Response(s):

Policy SP10 (Built and Natural Environment) is a strategic policy which emphasises the importance that the Council places on all of the natural and built environmental assets within the Vale of Glamorgan and it is considered appropriate to highlight these assets within a strategic policy.

Policy MD10 Promoting Biodiversity outlines how new development proposals that impact upon biodiversity assets will be assessed and whether mitigation or compensatory measures will be required. In assessing new development proposals appropriate distinctions will be made between European and National designations and locally identified sites. The deletion of Policy SP 10 is therefore not considered to be appropriate as the strategic policy does not seek to embellish or repeat European or national policy but merely to recognise and highlight the importance of such assets that exist in the Vale of Glamorgan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD6 - Development within Minor Rural Settlements

Represor ID and details: ID-6200/3/1 Johnathan Powell

Alternative Site ASA62 - Upper Thaw Valley - Special Landscape Area - reduce designation

Representation Type Object

Summary of Representation:

Representation suggests that the designation of SLA within the Vale of Glamorgan is not based on a robust and credible evidence base and that the SLA should be reviewed.

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP has been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. Therefore the Council considers that the SLAs designated within the Deposit LDP are based on robust and current information and that the reconsideration of SLA as suggested either in whole or to exclude the site identified in Graig Penllyn is unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD6 - Development within Minor Rural Settlements

Represor ID and details: ID-6200/4/1 Johnathan Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation request that the Council should undertake a review of its affordable housing viability study, and objects to the 1-5 dwelling threshold.

Council's Response(s):

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend Policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014).

The requirement for contributions towards affordable housing provision on sites creating a net increase of 1 or more dwellings prescribed within Policy MG4 is based on robust assessment of development viability across the Vale of Glamorgan. This assessment is set out in the "Provision of Viability and Policy Advice of Affordable Housing, Small Sited and Commuted Sums" background paper (September 2013). Where site viability is disputed the Council will require the developer to undertake a full and robust development viability assessment to support their case that the site cannot support the affordable housing contribution specified within policy MG4. Additionally, the most recent review of the Council's viability evidence also considered small site viability and the findings maintain that affordable housing contributions are achievable on smaller sites. These contributions are therefore considered to be justified for this scale of development and no changes are proposed to the thresholds within the policy.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MD6 - Development within Minor Rural Settlements

Represor ID and details: ID-6200/5/1 Johnathan Powell

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the rewording of policy MG19 to accord with PPW.

Council's Response(s):

While the comments of the represor are noted, the Council considers that the proposed amendments do not enhance the existing wording of Policy MG19 and that the first sentence of paragraph 6.126 accurately reflects the intention of the policy which is to prevent development which would have an adverse impact on SINC sites. It is considered that the supporting text allows sufficient flexibility for development where the benefits of that development are considered to outweigh the importance of the SINC and this could be a material consideration in the determination of any future planning application. Therefore, the proposed changes are not considered to be required to ensure the soundness of the Plan.

Notwithstanding the above, the Council considers that paragraph 6.126 could be amended to clarify the cross reference to Policy MD10 and the consideration of development proposals which adversely affect SINC's under the policy for clarity.

Amend final sentence of paragraph 6.126 to read:

Development proposals which affect SINC's adversely impact on locally identified sites will be assessed in accordance with Policy MD10 and the same overriding need justification principles will be applied as for European or National sites i.e. the need for the development must outweigh the biodiversity interest of the site and that development could not be located elsewhere. In such cases, compensation/mitigation will be required in accordance with Policy MD 10. However, for locally identified sites their emphasis will reflect the scale of the development proposal and the local status of the site.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MD6 - Development within Minor Rural Settlements

Represor ID and details: ID-6200/5/2 Johnathan Powell

Alternative Site ASA34 - Land North of Graig Penllyn - Sites of Importance for Nature Conservation - reduce designation

Representation Type Object

Summary of Representation:

Representation objects to the designation of Coed Mansel as a SINC. Not been justified to the criteria of Planning Policy Wales paragraph 5.3.11 (Conserving and improving Natural Heritage and the Coast) as it is not based on a formal scientific assessment of the nature conservation, landscape or geological value of the site. Amend to exclude site from SINC.

Council's Response(s):

The Sites of Importance for Nature Conservation (SINC) designations contained within the Deposit LDP have been identified according to guidance published by the Wales Biodiversity Partnership ('Wildlife Sites Guidance Wales: A Guide to Develop Local Wildlife Sites Systems in Wales') which was adopted by the Vale of Glamorgan Council in 2009 and which provides a robust set of criteria against which all potential SINC's could be assessed. The 2013 SINC review survey builds on previous SINC identification works which commenced in 1999 and the Council therefore considers that the SINC designations identified on the LDP Proposals Map are based on a robust evidence base which accurately reflects locally important nature conservation sites within the Vale of Glamorgan. The Council therefore considers that the deletion of the SINC site is unjustified and that no changes in this respect are required to ensure the soundness of the Plan.

Similarly, the Special Landscape Areas (SLA) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured. Removal of the site from the SLA is therefore considered to be inappropriate. The Council therefore considers that the designations identified within the Deposit LDP have been defined utilising strong and robust evidence and nationally agreed methodologies and changes as proposed by the representer are therefore unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2(20),MG16(19),MG6(4) - MG 2(20) Darren Farm & associated policies

Represor ID and details: ID-6201/1/1 Steven Kavanagh

Alternative Site ASD7,9 - Darren Farm and Link Road

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6202/1/1 Carolyn Spiller

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (27) - Land off Caerleon Road, Dinas Powys

Represor ID and details: ID-6203/1/1 Sue Teagle

Alternative Site ASD43 - MG 2 (27) - Land off Caerleon Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG2 (27) - Land off Caerleon Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (27) - Land off Caerleon Road, Dinas Powys

Representor ID and details: ID-6203/1/2 Sue Teagle

Alternative Site ASD31 - MG 2 (01) - Barry Waterfront, Barry - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. Since consultation on the Deposit LDP, a planning application has been considered by the Council and permission subsequently granted. As the site is subject to full planning permission, the Council will monitor delivery of such sites through the LDP Annual Monitoring Report and Joint Housing Land Availability Study process. Therefore, the proposed change to the LDP is not appropriate.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (27) - Land off Caerleon Road, Dinas Powys

Represor ID and details: ID-6203/1/3 Sue Teagle

Alternative Site ASD41 - MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (26) - Land adjoining St Cyres School, Murch Road, Dinas Powys.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (27) - Land off Caerleon Road, Dinas Powys

Represor ID and details: ID-6203/1/4 Sue Teagle

Alternative Site ASD38 - MG 2 (29) - Land at Cross Common Road, Dinas Powys - Delete Site

Representation Type Object

Summary of Representation:

Representation objects to site MG 2 (29) - Land at Cross Common Road, Dinas Powys

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6204/1/1 Dr Sharon Hopkins

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Support for the LDP Strategy and the Plan's policies. Representation also provides general comment on the provision of primary, community and secondary care services to serve the needs of the Vale of Glamorgan resulting from changes in the population, and the need for future joint work in the planning of future services, particularly in areas where new housing is planned.

Council's Response(s):

Comments noted and support welcomed. Policy MD4 includes Healthcare Facilities amongst the list of community infrastructure that will be sought where appropriate from developments and welcomes involvement from the health sector in discussions about planning for infrastructure to meet the needs of the Vale of Glamorgan's population.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6204/1/2 Dr Sharon Hopkins

Alternative Site ASA03 - Land at Llandough Hospital - Green Wedge - reduce designation to exclude site

Representation Type Object

Summary of Representation:

Representation seeks the removal of the old petrol filling station at Llandough from the green wedge designation MG18(1).

Council's Response(s):

The Special Landscape Areas (SLA) designated in the LDP has been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured. In defining boundaries, robust and permanent features have been utilised and it is accepted that in some areas land and landscapes of variable quality may have been included. However, the supporting text to policy MG18 clearly states that the designation of an SLA is not intended to prevent development but to ensure that where development is acceptable under other policies within the plan, careful consideration is given to design, siting and layout etc. to ensure that the impact of any future development on the SLA is minimised. Therefore, the Council considers that the boundary of the Cwrt-yr-Ala Basin SLA (MG 17(6) is appropriate and does not consider that an amendment to exclude the identified site is warranted.

In respect of excluding the site from the green wedge, green wedges have been identified under policy MG18 of the Deposit LDP to prevent development which prejudices the open nature of land and the coalescence of settlements. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan. The Council considers that the attractiveness of the area to developers and the need for a green wedge is evidenced by the high number of candidate sites that were submitted for consideration by the Council in this location. Further, the openness of the land is also threatened by the progressive expansion of the UHB Llandough Hospital site. Similar to SLA, green wedge boundaries seek to utilise robust and defensible features and there may be instances where parcels of land are included where subject to the other policies within the plan, development which does not prejudice the open nature of the land may be permitted. Therefore, the Council considers that the boundaries of the green wedge are appropriate and do not warrant amendment as suggested by the representor.

Settlement boundaries have been defined around the key and service centre settlements in order to encourage the reuse of land and buildings and to prevent the spread of new development into the open countryside (policy MD 5 refers). Policy MD 5 allows for small scale development or affordable housing outside of the identified settlement boundary where it would respond to the local context and accord with policies MD2 and MD3 and a definition of 'rounding off' is provided. It is unreasonable to believe that in defining residential settlement boundaries all development will be included and there will invariably be minor anomalies as boundaries are once again drawn to what are perceived to be robust and permanent boundaries. In this regard, the council considers that the policies of the Deposit LDP offer enough flexibility to future development outside of defined residential settlement boundaries subject to the criteria of other policies of the plan and does not consider that an amendment of the settlement boundary as suggested by the representor is warranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Representor ID and details: ID-6204/1/3 Dr Sharon Hopkins

Alternative Site ASA16 - Land at Llandough Hospital - Special Landscape Area - reduce designation to exclude site

Representation Type Object

Summary of Representation:

Representation seeks the removal of the old petrol filling station in Llandough from the Special Landscape Area designation.

Council's Response(s):

The Special Landscape Areas (SLAs) designated in the LDP have been defined utilising the approved Special Landscape Area designation methodology developed for the South East Wales Local Authority Consortium. The application of the methodology was undertaken by independent consultants acting on behalf of the Vale of Glamorgan Council utilising the most up to date Level 3 LANDMAP data that covered the whole of the Vale of Glamorgan and which had again been independently collected and quality assured by assessors acting on behalf of the then Countryside Council for Wales. The SLAs have been drawn to correspond with logical, permanent and robust boundaries and as a result may include areas of low evaluation or exclude areas of high evaluation in order to provide coherence and defensibility. The Council therefore considers that amendments to the SLA boundaries as suggested are unwarranted. Similarly, the Green Wedge designations have been drawn to correspond with robust and defensible boundaries and may therefore include areas that may be appropriate for future development e.g. small brownfield sites. The amendment to the green wedge designation as proposed is therefore unwarranted.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represor ID and details: ID-6204/1/4 Dr Sharon Hopkins

Alternative Site ASA15 - Land at Llandough Hospital - Residential Settlement Boundary - extend designation to include site

Representation Type Object

Summary of Representation:

Representation seeks an amendment to the residential settlement boundary to include alternative site ASA15 - Land at Llandough Hospital.

Council's Response(s):

The representation has been made in relation to the inclusion of land adjoining Llandough Hospital within the residential settlement boundary and for its future consideration for housing within the LDP. In this regard the Council are of the view that the LDP identifies sufficient and appropriate housing land and there is no requirement to include the area of land identified. Additionally, the settlement boundary as drawn follows a logical identified boundary- in this case Penland Road and Llandough Hospital.

Officer Recommendation:

No Change Required



Deposit Plan Policy - LDP Strategy

Represantor ID and details: ID-6204/1/5 Dr Sharon Hopkins

Alternative Site N/A

Representation Type Comment

Summary of Representation:

Provides comment on the Draft Infrastructure Plan Background Paper and relevant sections to health care facility funding following changes to funding of such facilities by Welsh Government which are now to be funded through existing University Health Board budgets. Representation request the amendment of funding sources for health care facilities stated in paragraph 2.3.2, paragraph 2.3.3 and Appendix 2 to reflect these changes.

Council's Response(s):

Comments are noted, further consideration of the matters raised shall be made in the preparation of the Council's finalised infrastructure plan and CIL charging schedule. However at this stage it is considered unnecessary to amend the Draft Infrastructure Plan as suggested.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (37) - Land to the east of Bonvilston

Represor ID and details: ID-6205/1/1 Susanne Hunt

Alternative Site ASD27 - MG 2 (37) - Land to the East of Bonvilston - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (19) - Land adjoining St Athan Road, Cowbridge

Representer ID and details: ID-6233/1/1 Mr Chris Petersen

Alternative Site ASD15 - MG 2 (19) - Land adjoining St. Athan Road, Cowbridge - Delete Site

Representation Type Object

Summary of Representation:

The representation objects to a Deposit LDP site allocation raising concerns related to the potential impacts of the proposed development. A comprehensive summary of the objections raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation seeks the deletion of a site within the Deposit LDP. In preparing the Deposit LDP, the Council has collated an extensive range of supporting evidence that demonstrates the employment and housing requirement over the LDP period, and has also identified the necessary infrastructure required to support the development. It is the Council's view that the site allocated is consistent with the overall plan Strategy and is deliverable within the plan period to enable the LDP to meet the identified housing needs of the Vale of Glamorgan up to 2026. Furthermore, the LDP contains a suite of policies and supporting text that explains how development will be managed within areas of change, and the mechanisms by which the necessary infrastructure, services and facilities will be secured. This policy framework also includes the Council's requirements mitigating potential impacts of development in relation to enhancing and protecting the natural and built environment, provision of sustainable transport, community facilities, environmental assets and the careful management of development in environmentally sensitive or rural locations. Consequently, it is considered that the LDP meets the tests of soundness without the need for the removal of the site or a different approach, such as a new settlement or alternative sites to meet the evidenced need and ensure that the LDP is sound. Therefore, the proposed change is not considered necessary. Further consideration of the issues raised within this representation is provided within the Council's LDP Consultation Report and the Summary of Consultation and Key Issues document.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6236/1/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks the deletion of the phasing table in Appendix 4.

Council's Response(s):

The representation objects to the proposed phasing in Appendix 4 and Policy MG1 and raises a number concerns relating to the proposed housing supply.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-6236/10/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Appendix 5 to clarify the open space requirements for site MG2 (33) - Land north of the Railway Line, Rhoose.

Council's Response(s):

The site is the subject of an extant planning consent; the matter of open space provision raised within the representation has been considered by the Council in its decision to grant permission for the development, therefore the Council is of the view that no change to the LDP is required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-6236/10/2 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD3 - Design of New Development to include consideration of existing open space provision within the vicinity of new development sites.

Council's Response(s):

Criterion 10 of policy MD3 - Design of New Development seeks to secure open space in accordance with the Council's approved standards of provision. In referencing the relevant standards, the Council considers that the existing levels of provision in an area will clearly form a consideration of the open space provision required from any new development. Notwithstanding the above, all housing developments will be expected to make provision for children's play facilities on site wherever feasible however on constrained sites financial contributions may be acceptable to enhance or provide open space provision off site.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-6236/11/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD7 to allow flexible approach to housing densities.

Council's Response(s):

Policy MD7 sets minimum site densities which reflect that used by the Council to determine the size of development anticipated on allocated sites. It is considered appropriate for the LDP to contain this policy to enable the Council to meet its housing requirement through the sustainable use of land. The policy acknowledges that there may be occasions where the requisite thresholds could be lower, for example, where there would be an unacceptable impact on the character of the area. Notwithstanding this, the densities set relate to net developable densities which exclude land required for other infrastructure not directly associated with the development such as major distributor roads, community facilities, mixed uses and other ancillary infrastructure provisions. It is considered that the policy contains sufficient flexibility and the density standards used are appropriate for new residential developments within the Vale. Therefore, the proposed change is not considered necessary to ensure the soundness of the Plan.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-6236/12/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to policy MG 6 (Provision of Educational Facilities) and MG 25 (Public Open Space Allocations). MG 6 identifies land North of the Railway Line for a school development of 1ha. The policy should be explicit that the land for development should be deducted completely from the open space required as part of the allocation.

Council's Response(s):

Comments noted - the actual open space currently being considered in the determination of applications on the site.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-6236/12/2 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Objects to policy MG 6 (Provision of Educational Facilities) and MG 25 (Public Open Space Allocations). MG 6 identifies land North of the Railway Line for a school development of 1ha. The policy should be explicit that the land for development should be deducted completely from the open space required as part of the allocation.

Council's Response(s):

The comments made have been addressed through the submission and consideration of a planning application (application(s) 2008/00541/OUT; 2010/00686/EAO; 2014/00344/RES and 2014/00639/RES refer) and no response is therefore required.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6236/13/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to MG 1 due to phasing as it would be unable to deliver housing to the most appropriate areas of the Vale. Site 46 (MG 2 Housing Allocations) is a more viable site than others and should be allocated for development in the first 2 periods of the plan. Remove appendix 4 and remove reserve site status of site 46 (MG 2).

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6236/2/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks amendments to the site specific details of site MG2(46) in Appendix 5.

Council's Response(s):

The representation objects to the Plan and the proposed use of reserve site phasing. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues. Further details can be found in the Housing Provision background paper (2015).

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. As part of the Focused Changes it is anticipated that site MG2 (46) would come forward for completion between 2016 and 2026.

Officer Recommendation:

Proposed Amendment

Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6236/3/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to policy MG 1 due to 5% flexibility being too low as Welsh Assembly Government suggest 10%. Phasing within MG 1 not justified in reference to PPW para 2.5.1 and 2.5.2 (Development Plans). Housing Allocation should be increased to 10945 dwellings without reserve sites over the plan period. Remove concept of reserve sites, increase housing allocation and flexibility.

Council's Response(s):

The representation objects to Policy MG1 and raises a number concerns relating to the proposed housing supply.

The Council's evidence for the windfall allowance is based on observed windfall completions over a five year period. Additionally, the Council's approach to the use of settlement boundaries and policies for assessing potential windfall development within the DLDP will assist in meeting local housing needs and may lead to an increased level of windfall development than that experienced under previous development plans. It is considered to be an appropriate and robust allowance figure and no change is considered to be required in this respect.

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues.

However, the phasing of sites within the LDP is recommended to be retained as this provides an indication of housing land supply across the Plan period and assists in the planning for infrastructure and monitoring of the Plan. A number of allocated sites now benefit from extant planning consent and it is considered that the phasing within the LDP provides an indication of the overall levels of anticipated development across the phases of the Plan. In this respect the indicative phasing set out in Appendix 4 of the LDP is considered to be in accordance with national policy and that the Policy would not restrict development sites. Therefore, no changes to the indicative phasing are considered to be required.

The LDP is supported by a substantial evidence base regarding infrastructure and site deliverability. Detailed site assessments have been undertaken on the allocated sites and the Council considers these to provide a range and choice of deliverable sites. Infrastructure is therefore not considered to be a key constraining factor in delivery of growth provided for in the Deposit LDP.

The housing land supply figure under Policy MG1 of the Deposit LDP was 10,450. Having considered the representations received and further supporting evidence that has been prepared it is considered this level of housing provision remains appropriate to ensure the LDP is capable of delivering the Strategy, its key socio-economic objectives and ensures maximum flexibility to respond to future economic growth. Notwithstanding this, and following consideration of new evidence such as the Welsh Government 2011-based population and household projections and a range of other factors, a minor realignment of the residential requirement figure of the Plan has been proposed. This results in a housing provision with 10% flexibility allowance under Policy MG1. Further details can be found in the Housing Provision background paper (2015). Comments in respect of the dwelling requirement are addressed under responses to Policy SP3 and further details on the evidence base and the Council's consideration on this matter are contained within the background paper.

Officer Recommendation:

Proposed Change



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represantor ID and details: ID-6236/4/1 Taylor Wimpey UK Ltd

Alternative Site ASD40 - MG 2 (46) - Land west of Swanbridge Road, Sully - Delete Site

Representation Type Object

Summary of Representation:

Representation seeks the removal of the reserve status of site MG2(46) Land west of Swanbridge Road, Sully.

Council's Response(s):

Comments relating to the proposed use of the reserve site phasing are noted. To ensure flexibility of the Plan and to assist in meeting the Plan's objectives it is recommended to remove the 'reserve site' designation so that the allocation forms part of the housing land supply of the Plan. This is considered to be required to provide certainty of the status of the allocation and to ensure the Plan can sufficiently respond to changes in economic growth and any unforeseen deliverability issues. Further details can be found in the Housing Provision background paper (2015).

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represorator ID and details: ID-6236/5/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the uses of minimum affordable housing percentages and this should be amended to a target affordable housing requirement. Comments are also made in respect of the 1-5 dwelling threshold indicating that this too low.

Council's Response(s):

The Council has reviewed its Affordable Housing Viability Assessment (2014) in response to a number of representations received on the Deposit LDP. The updated evidence confirms that residential development viability remains strong within the Vale of Glamorgan and indicates that higher affordable housing targets than those identified in the Deposit LDP are justified in higher value areas. In light of the updated evidence it is proposed to amend the percentage requirements identified in Policy MG 4 to better reflect development viability across the Vale of Glamorgan. This change reflects the study's recommendations that affordable housing targets for 35% in Llantwit Major, Rhoose and St Athan, and 40% in the remainder of the Vale of Glamorgan (with the exception of Barry), would be appropriate.

These percentage requirements take account of up-to-date development costs and market values and are therefore considered to be robust and justifiable. However, in response to representations from the development industry and Welsh Government it is recognised that the policy could make reference to individual site viability to enable schemes to be considered where the target level sought cannot be achieved due to development viability issues. In this respect, the updated report recommends that the Council should amend policy MG4 so that the affordable housing requirement is set as a targeted requirement, rather than a minimum, to enable land value to be considered against local market circumstances. This approach recognises that higher affordable housing provisions are achievable in the areas identified in the LDP and allows for viability evidence to be considered in instances where there are development viability issues without inhibiting development from coming forward.

Comments regarding alternative forms of intermediate affordable housing provision, which may not fall within the TAN2 definition, are noted. Alternative methods of affordable housing delivery will be considered within an updated Affordable Housing SPG which will undergo public consultation in due course. As such no further changes are considered necessary to ensure the soundness of the Plan.

Amend Policy MG 4 to read as follows:

POLICY MG 4 - AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- **BARRY;**

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6236/5/1 Taylor Wimpey UK Ltd

- PLANTWIT MAJOR ;
- HOOSE; AND
- T ATHAN.

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

- OWBRIDGE;
- INAS POWYS;
- LANDOUGH;
- ENARTH;
- SULLY;
- VENVOE;
- THE MINOR RURAL SETTLEMENTS; AND
- THE RURAL VALE OF GLAMORGAN.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BY-SITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represantor ID and details: ID-6236/5/2 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks to amend Policy MD3 to provide flexibility in the provision of open space in order to take account of situations where there may be an over supply.

Council's Response(s):

Criterion 10 of policy MD3 - Design of New Development seeks to secure open space in accordance with the Council's approved standards of provision. In referencing the relevant standards, the Council considers that the existing levels of provision in an area will clearly form a consideration of the open space provision required from any new development. Notwithstanding the above, all housing developments will be expected to make provision for children's play facilities on site wherever feasible however on constrained sites financial contributions may be acceptable to enhance or provide open space provision off site.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-6236/5/3 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD4 to include reference to viability.

Council's Response(s):

Whilst this matter is considered within the supporting justifications , the proposed change would provide additional clarity with regards to national policy, and ensure the soundness of the plan.

Proposed change:

Insert “and having regard to development viability” into Policy MD4 to read:

POLICY MD 4 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS

WHERE APPROPRIATE AND HAVING REGARD TO DEVELOPMENT VIABILITY, THE COUNCIL WILL SEEK TO SECURE NEW AND IMPROVED COMMUNITY INFRASTRUCTURE, FACILITIES AND SERVICES APPROPRIATE TO THE SCALE, TYPE AND LOCATION OF PROPOSED DEVELOPMENTS THROUGH THE USE OF PLANNING OBLIGATIONS AND/OR THE COMMUNITY INFRASTRUCTURE LEVY. COMMUNITY INFRASTRUCTURE MAY INCLUDE THE PROVISION OR IMPROVEMENT OF:

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Represor ID and details: ID-6236/5/4 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to Policy MD7 and seeks its deletion on the grounds that it is inappropriate to contain a policy requirement for residential density as, for example, known site constraints may warrant lower residential densities. Alternatively the representation seeks an amendment to remove the requirement that site constraints were previously unknown in order to permit a reduction in densities due to site constraints.

Council's Response(s):

Policy MD7 sets minimum site densities which reflect that used by the Council to determine the size of anticipated development on allocated sites. It is considered appropriate for the LDP to contain this policy to enable the Council to meet its housing requirement through the sustainable use of land. The policy acknowledges that there may be occasions where the requisite thresholds may be lower where there would be an unacceptable impact on the character of the area. Furthermore, site specific allowances have been made for known site constraints in the allocation of sites in the LDP (e.g. for undeveloped green buffers following consultation advice from Natural Resources Wales). Notwithstanding this, the densities set relate to net developable densities which exclude land required for other infrastructure not directly associated with the residential development such as major distributor roads, community facilities, mixed uses and other ancillary infrastructure provisions.

It is considered that the policy contains sufficient flexibility and the density standards used are appropriate for new residential developments within the Vale. However, for the assessment of future windfall development proposals the requirement that constraints were previously unknown is considered inappropriate as site surveys are likely to have been undertaken by planning application stage. In this respect, it is considered that it is the nature of constraint that is more relevant as opposed to the knowledge of its existence.

Replace 'previously unknown' with 'significant' in the wording of criterion 2 of policy MD 7 to ensure the soundness of the Plan and consistency with the supporting text at paragraph 7.36 to read:

2. REDUCED DENSITIES ARE REQUIRED AS A RESULT OF SIGNIFICANT SITE CONSTRAINTS OR TO PRESERVE A FEATURE THAT WOULD CONTRIBUTE TO EXISTING OR FUTURE LOCAL AMENITY;
OR

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-6236/5/5 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Paragraph 1.9 which incorrectly states that to St Athan is within the South East Zone- this reference should be removed.

Council's Response(s):

Amend the text in paragraph 1.9 so it is clear St Athan is not included as part of the South East Zone by deleting ' The Zone also includes' from the paragraph and rewording the text.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-6236/6/1 Taylor Wimpey UK Ltd

Alternative Site ASA06 - Land north of the railway line (west) Rhoose - Residential - extend allocation boundary

Representation Type Object

Summary of Representation:

The representation objects to the Deposit LDP and seeks an amendment to the proposed site allocation. A comprehensive summary of the issues raised to this allocation is provided in the Council's LDP Consultation Report.

Council's Response(s):

The representation supports the amendment of a site allocation proposed in the Deposit LDP.

Having considered the site constraints, policy context, the LDP provision, and other relevant material factors, it is considered there is no demonstrable need to include the site within the Plan. Furthermore, the Plan's policies, supporting text and documentation have set out how the Council proposes to manage the delivery of new development including details on infrastructure planning. The LDP therefore demonstrates how development can be managed, phased and impacts mitigated.

The inclusion of the alternative site proposal is therefore not considered necessary to ensure the soundness of the LDP.

Officer Recommendation:

No Change Required



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representer ID and details: ID-6236/7/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to policy MD4 to include reference to viability.

Council's Response(s):

Paragraphs 7.22 and 7.23 already show how development viability will be taken into account as a material consideration and are consistent with the national advice quoted. Policy MD4 could be amended to make specific reference to viability. Agree. Whilst this matter is considered within the supporting justifications, the proposed change would provide additional clarity with regards to national policy, and ensure the soundness of the plan. Proposed change:
Insert "and having regard to development viability" into Policy MD4 to read:

POLICY MD 4 - COMMUNITY INFRASTRUCTURE AND PLANNING OBLIGATIONS

WHERE APPROPRIATE AND HAVING REGARD TO DEVELOPMENT VIABILITY, THE COUNCIL WILL SEEK TO SECURE NEW AND IMPROVED COMMUNITY INFRASTRUCTURE, FACILITIES AND SERVICES APPROPRIATE TO THE SCALE, TYPE AND LOCATION OF PROPOSED DEVELOPMENTS THROUGH THE USE OF PLANNING OBLIGATIONS AND/OR THE COMMUNITY INFRASTRUCTURE LEVY. COMMUNITY INFRASTRUCTURE MAY INCLUDE THE PROVISION OR IMPROVEMENT OF:

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-6236/8/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation seeks an amendment to Policy MG4 Affordable Housing so that the proposed percentage figure is treated as a target figure.

Council's Response(s):

The Council has undertaken a review of its initial Affordable Housing Viability Appraisal and on the basis of this review the Council propose to amend policy MG4 to reflect the recommendations of the report. Further information on this is available within the Vale of Glamorgan Viability Update Report (2014). This recommends that the "minimum target" of policy MG4 be changed to a target percentage as suggested by the representor, and as such the Council accept a need to amend the policy.

The requirement for contributions to affordable housing on sites creating a net dwelling increase of 1 or more dwellings is based on a robust assessment of site viability, which has been reconfirmed through a review of the Council's viability assessment undertaken in 2014. Further information on the Council's approach for securing affordable housing contributions on smaller sites shall be set out in future SPG.

Where site viability is disputed the Council shall require the developer to undertake a full and robust site viability assessment to support their case that the site cannot support the affordable housing contribution specified within policy MG4. Where this support the developers the Council shall explore options for the delivery of the required provision of affordable housing- including potential for housing grant subsidy- further detail will be set within Supplementary Planning Guidance to be published in due course. Similarly, the mix and tenure of housing will be determined at the time of the proposed development, and shall be based on the identified local need within the relevant housing market area within which the development is located at the time of the proposal.

Officer Recommendation:

Proposed Amendment



Deposit Plan Policy - MG2 (46) - Land West of Swanbridge Road, Sully (Reserve Site)

Representor ID and details: ID-6236/9/1 Taylor Wimpey UK Ltd

Alternative Site N/A

Representation Type Object

Summary of Representation:

Representation objects to the reference for the comprehensive development of site MG2 (33) - Land north of the Railway Line, Rhoose, this has been superceded by the approval of separate applications for housing on the site.

Council's Response(s):

The site is the subject of an number of seprate but interrelated planning consents; nevertheless the Council is of the opinion that the site should be developed in a comprehensive and concise manner, and therefore the Council is of the view that no change to the LDP is required.

Officer Recommendation:

No Change Required
